App F IX 1

1946 47
(ml)

File No 111-46
Serial Nos 1-3

Previous References
ml 190-44-3

Later References
I-T B 14-52-151

GENERAL AND REVENUE SECRETARIAT

Serial Nos Three

Part B for April 47

SUBJECT

Formation of an Industrial suburb to the west of Bangalore and employment of a Separate Land Acquisition Officer of the status of an Assistant Commissioner for the City Improvement Trust Board

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To L 11863-69 dt 27 2 47
Chairman C I T Bd Blore Mn/Dc Blore
Mn/C E for R and B (W) ch Engr Irrigation Bgw etc
(1) Issues instructions re execution of the first and modified stages in connection with and Comm'r Blore city

(2) L 13469-73 dt 5 4 47
Sanctions the proposals for the employment of a Separate Land Acquisition officer of the status of an Assistant Commissioner for C I Trust Bd
To Chairman C I T Bd Blore
Blore
Comptroller to Govt Comm'r

8581
2

Subj Formation of the Industrial Suburb to the West of Bangalore
From the Chairman C & T Board, Bangalore
1442/45-46, dated 28-5-46

Requests orders of Government as to whether the first stage of the formation of the Industrial Suburb as prepared by the Government Architect and sanctioned by the Govt may be abandoned in the circumstances explained or whether the Board should proceed with the execution

1) Vide G.O no C 10656-64/ML 190-44-3 dated 26-4-45, sanction was accorded to the first stage of the Scheme for the formation of an Industrial Suburb to the west of Bangalore at an estimated cost of Rs 22,42,000/ The first stage extends from the Yeswanthpur Railway Station to Bangalore Magadi Road and covers an area of 668 acres

2) The acquisition proceedings are under process

3) The construction of the Chord Road from Yeshwanthpur to the Magadi road has been entrusted to P.W.D. and is in progress.

4) About 124 applications have been received for the grant of sites in the proposed Industrial Suburb area, involving an extent of 654 acres in the aggregate — the dimensions of the area applied for varying from ½ acre to 60 acres.

5) The Chairman, C & T. Board has reported that the Board has decided to take up the I and II stages of the Scheme together, in view of the urgency and he has also pointed out that the site chosen for the I stage of the scheme is not well-suited for the establishment of large Industrial Concerns for the following reasons:—

1) that the large number of applicants are not in favour as the northern portion is situated on ridge with steep slopes, which would offer impediment

to movement of industries

2) that the Director of Industries & Commerce — Director of Engineering and Chemical Industries — the Director of Textiles and the Director of Sandal oil Factories have in favour of the above proposal

3) that it is not possible to tap sub-soil water in this area in quantities sufficient for industry

6) The Chairman has also brought to the notice of Govt, the following discrepancies in the first stage of the Scheme, as prepared by Dr Kempsterer

1) Re the financial forecast — there would be net loss to Govt to the extent of 6½ lakhs, as he ought to have valued the entire area at a uniform rate of 0-12-0, - being the concession allowed to owners of existing industries

by that the Director of Industries and Commerce has stated that about 50 acres would be ample to establish all the industries and The remaining area of 356½ acres, available for

the Execution of the first stage, would be a loss to Government

7) The Chairman has therefore requested Sanction to the following three Resolutions of the Trust Board -

1) the acquisition of lands for both the northern and Southern portions (I+II stage) of the Industrial Suburb may be notified and taken up Simultaneously, in order to provide sites for every type of industry and that a Special Land Acquisition officer be appointed Exclusively for the purpose

2) that the New Bamboo Bazaar and Timber Yard be located to the north of the Mysore Bangalore Railway line and on both sides of the new road to be formed from the new Railway Goods Yard on the Nagadi Road to the Sirsi-circle on Mysore Road

3) that a modified estimate at a cost of Rs 19,15,000 for the II stage of the Suburb be prepared and submitted to Govt.

8) It is reported that the second stage of the Industrial Suburb, as modified by the Board will have a gale area of 580 acres and that if this proposal is approved, the extent of the Suburb can be reduced from Rs 41 5 7 lakhs to 19 1/2 lakhs

9) A map of the Suburb prepared in accordance with the decision taken by the Board is flagged 'D' and the statement of lands to be acquired for the II stage is flagged 'E'

10) If the Trust Board are in favour of acquiring the lands for both the I and II stages of the scheme, it is not clear why the Chairman has sought orders to abandon the first stage

11) The Chairman has not furnished full particulars of the Scheme — the detailed estimate for each work — report accompanying each estimate — probable amount of compensation

8581

the extent to which the Scheme prepared by Dr Koenigsberger would fit in with the Scheme modified by the Board.

(2) The points raised by the Chairman are of a highly technical nature, and require close scrutiny and expert advice. The question may perhaps be referred to a Committee

The 13/6

1) for orders
Revised Draft 17/6/46

14) Has the Trust Board given any despatch, finem about it all? Why does he not furnish their opinion on his proposals? What is the difficulty? Ass't Sec Please discuss

17/6/46

1) The Chairman Mr K. Subba Rao, has raised a difficulty now. As far back as 26 4. 1945 Govt sanctioned the 1st Stage of the

Scheme, after a full consideration of all aspects of the case. The Trust Board accepted the proposal and the Sub-Committee appointed for the purpose recommended the adoption of the Scheme prepared by Dr. Koenigsberger and the D.C Bangalore has been asked to take action u/s 7.0. dated 11.6.46 4 1946 - to acquire the lands required for the Scheme, under the emergent provisions of the L.A. Act (sec 17). The question of layout of the I Stage of the Industrial Suburb is pending formal handing over of possession of the lands acquired.

16) In the meetings held on 13.3.46 & 30.3.46, the Trust Board suggest taking up both the I & II Stages of the layout of the Industrial Suburb, simultaneously and the shifting of the Bamboo bazaar & the Timber yard to the north of the Mysore Bangalore Rly. line & ere

both sides of the new road to be formed from the new Railway Goods Yard on the Magadi Road to the Sirsi Circle on the Mysore Road.

(V) A perusal of the proceedings of the Trust Board meetings held on 13th March 1946 & 30th March 1946 go to show that there was no member who was for definitely abandoning the 1st Stage of the scheme prepared by the Govt Architect. In view of this it is not open to the Chairman to say (vide para 9 of his letter page 9 dated 25/28th May 1946) that there was the majority view & minority view in regard to this question. The Trust Board is a statutory body and their decision is entitled to utmost Consideration. Before the Trust Board was formed Govt sanctioned the 1st Stage which has been accepted by the Board & action on this behalf is reported to be speeded up.

A revised Scheme for the II Stage has been prepared & this has been approved by the Board

18) Having regard to all the Circumstances of the Case, it seems best to approve of the three resolutions of the Trust Board referred to in para 1 of the Chairman's letter dated 25/28th May 1946. and ask them to go ahead with the two Schemes. A special Land Acquisition officer has to be appointed for the purpose with a view to disposal of the Cases expeditiously. The Govt architect expects a Surplus Rs 12,60,950/- if both the Schemes are worked. The Chairman however considers that the nett Surplus would be considerably less. But in any event, there is no reason to apprehend that the Schemes would not be self supporting

the Chairman has referred to his opinions of the Textile Director (in Thus) the Director of Sandal Oil Factory, & the Director of Chemical & Engineering Industries in regard to the suitability of lands included in the II Stage & therefore argues that the I Stage should be abandoned. The officers concerned have furnished their views long after Govt sanctioned the I Stage and they are not definitely opposed to the formation of the layout as originally proposed. It is not clear as to why the Chairman should have referred the matter to these departmental officers for their opinion without specific orders of Govt. There is however no doubt in pursuing this aspect of the question

(2) the resolutions of the Board referred to above may be sanctioned in toto.

Minister for Edn & PH
& Dewan
Thanks Please

Govt
9.7.46 pm

GOVT OF MYSORE
249
1017
BANGALORE

U.O 249

21) The Chairman has given reasons why the 1st stage as an Industrial Suburb ~~was~~ is likely to lead to a loss. His opinion is certainly entitled to consideration & cannot be brushed aside lightly. The 1st stage may perhaps be more suitable ~~for~~ as a living extension for the very reasons for which it is considered unsuitable as an Industrial Suburb

22) ~~The~~ - As there seems to be no difference of opinion, however, re the 2nd stage I would suggest that this stage may be taken up 1st pending decision re the 1st stage

23) The acquisition for the 1st stage may however proceed ~~and~~ as in any event it will be used as for an extension if not for Industrial Suburb

OFFICE OF T...
FOR ES...
Date 16 7 46
No 504

16/7

16/7

16/7 Thus

IV 8561

A memo submitted by the Chairman of the C.I. Trust Board purporting to contain the misdeeds of the Dewan during his misspeakin his morning, is put up for perusal. "H"

25) Except the points in the last paragraph, the other details are I think Correct But so far as the present file is concerned, the proposals referred to in para 24 above may finish be approved.

DIWANS OFFICE
27 JUL 1948
D. 26.7.47

26) Separate action will be taken as instructed by the Dewan the memo of misdeeds received through the Chairman & flagged ("H") is for approval and also the points in the last para about the allotment of site to the Implements factory of which Mr Devarao Shivaram is the Chairman

I am also not sure

27) [illegible]
24/7/46

Minister for Ed[n] & P.H)
Dewan)

26/7/

Serial No

2) The question of locating industries and the sanction of the further stage of formation of Industrial Suburb was discussed with the Chairman, City Improvement Trust Board and the Engineer Officer, Bangalore.

2) It has been brought to the notice of Government that there are certain industrialists who are ready to proceed with construction of factories in the area situated to the west of the Lamp and Glass Works and lying between the Bangalore Poona Railway line and the new chord railway line Some natural facilities appear to exist in this locality and its neighbourhood for the location of industries The area was also inspected by the Dewan and the Minister for Education and Public Health and found to be suitable for locating certain Government Industrial Establishments.

3) In view of this, the following decisions were reached —

I 1) 230 acres of land in Yesawanthapur village, situated between Mahalaxmi Mills and Glass and Lamp Works

2) 370 acres of land in Kethamaranahalli to the South of Magady Road bounded by the existing Mysore Railway line, link Road and a line in the direction of t Hosahalli Tank bund as indicated in the Blue Print relating to the II stage of the Industrial Suburb, Bangalore may be immediately acquired by Government for the location of Government and other Industries

The Deputy Commissioner, Bangalore District, may asked to acquire these lands after ascertaining correct

NOTE—Contn Sheet

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details of Survey Nos, Khatedars and the extent to be acquired in each Survey Number

2) II. The following Industries may be allotted sites after acquisition proceedings are completed

a) Soap Factory 8 to 10 acres

b) Kirloskars 10 to 12 "

c) Mr H M'Nanjundayya 8 acres (In Exchange of land 4 to him now under acquisition) and belonging

d) Bitumen factory } According to their ----

e) Mr Dominick's Factory } requirements ----

Note 1 No body should be given more lands than what is actually required by them for Industrial purposes

2 The value of sites should be fixed with reference to cost of acquisition, plus conversion fine payable under the rules, and the cost of layout

3 Conditions should be prescribed that failure to start the work within a specified time will entail resumption, and that alienation of land alloted for a specific purpose would also involve summary resumption If necessary, the parties should enter into a legal agreement binding them to certain conditions to be specified in consultation with the Law Section -

4 The layout of each block should have reference to the ~~size~~ of the factory or Factories proposed to be put up in each block

Size

5. ~~When possession of land is taken under acquisition proceedings, awards may be made in respect of blocks so~~ that disposal of lands ~~may~~ proceed paripasu with acquisition as far as possible

Care should be taken to see

6 The acquisition of lands not immediately required may be deferred, though the Survey Nos may have been notified in the Gazette The question of taking possession of such lands should similarly be deferred.

3) III. The Land Acquisition Officer proposed to be appointed in connection with the Industrial Suburb Scheme may be associated with the Chairman, City Improvement Trust Board

The officer shd be appointed immediately

7/4.

Serial No

33) IV. The Chairman City Improvement Trust Board or the Deputy Commissioner, Bangalore, may be asked to immediately send up declaration statements in respect of 600 acres of land referred to above in the two villages of Bangalore North Taluk and action should be taken to put the industrialists in possession of lands

34) The Trust Board Chairman and the Engineer Officer should proceed with this work on behalf of Government and the scheme contemplated in the present proposal will get merged in the 1st and 2nd stages of the Industrial Suburb Scheme recommended by the Trust Board.

35) There will be no objection to proceed with -- acquisition proceedings referred to in the Chairman's letter dated 25/28th May 1946, subject to conditions specified above The resolutions of the Trust Board on this behalf may be approved

PW D)

36) For approval & orders

Ref meeting in the Dewan's Chamber on 30/7/46 & orders

Dewan) perused

Minister's Chairs done

31/7/

OFFICE OF THE MINISTER FOR EDUCATION & P.W.D. Date 1.8.46 No 888

37) Minister for Ed'n 31/7/46

38) With my marginal remarks 31/7/

13/8/46 13/8/ done

NOTE—Contn Sheet

8561

File No | of 194 | General and Revenue Secretariat

Serial No

a) A draft D.O communicating the orders at para 2 & 3 of the Works Survey is submitted

b) A draft D.O to the Chairman of the Trust Board requesting him to submit the modified estimate for the II stage of the scheme, for Rs 19.15 lakhs, as per Resolution of the Trust Board is also submitted

c) The question of the creation of the post of a Special Land Acquisition officer for the Trust Board is a Schedule item

d) Drafts for appl

Rev Dy 14.6

Rev Dy 16/8/66

I am not sure if the acquisition is to be made by the TB on behalf of Govt. This is not in accordance with the orders above. The idea was that with a view to expedite acqn work, Govt themselves acquire & asst the Chairman & Engr officers to proceed with the work

44) Verify & send up

17/5/46

Submitted

45) Reference is invited to para 34 of the notes supra, stating that the Chairman C & T Board and the Engineer Officer should proceed with this work on behalf of the Govt.

46) Reference is also invited to letter No. T-289-90/46 dated 3-8-46, from the Chairman C & T Board, Bangalore, submitting declaration & statements for the acquisition of these lands.

47) In this file, it has been ordered that Messrs Kirloskar Bros may be given only 10 to 12 acres for the purpose of their Company. It is understood that, in the 9 de Bros, there is another file in which there is a proposal to grant the above Company 45 or 50 acres. Hence likely to be variation in the extent of the lands proposed to be granted and the confusion arising on account of this matter being dealt with in two files (2 separate files) has perhaps to be avoided. This file is put up for proposal before issuing of orders.

(Revenue Secy in charge)

Development Secy

21/8/46

22 AUG 46

WD 0726—GPB—25 000—15 9 41

Industrial Suburb Scheme — to the west of Bangalore

C F 69]

Cont nuation Sheet | File No / Current No | Page

41) Dear Sir, I am directed to say that the area of 60 acres required for the factory of Messrs Parker & Co, Bangalore is not available in the Industrial Suburb Scheme. The matter requires further consideration.

Yours faithfully,
Secretary

Sd/- 22/8
22/8 for 22/8/46

Sd/- 50

This file was received back from the Development Secretary on 16-11-46 with Dy No 2286

51) Devaraj Murthy 16-10-46

Subj - Acquisition of lands for Gas Soap Factory

I have inspected the Site proposed and also the new Industrial Suburb area. The Site proposed is not really suited. The possibility of further extension is ruled out, if this limited area is acquired. There cannot be a railway siding here as the main line passes by it. I have suggested that a plot, suitable both in size and location in the Industrial suburb area may be selected between 5 and 20 acres. The Manager of the factory in consultation with the

Serial No

Chairman will make a report on the site selected

The acquisition proceedings regarding the site now selected may be dropped

Letter dated No. D 2523 dt 24-6-46, addressed to Director of Agriculture requesting him to submit in consultation with the Chairman, a report on site in the Chromepet Suburb, as suggested by the Dewan

Sd/- A R M 16-10-46

Note No D 2468 dt 15-11-46 withdrawing the acquisition of land in Perumbakkam Village Saidapet in Fo No 1 dated 17-1-42, for the Fy 1947

Dy 8 Yo

5) Dewan's Note.

Subject - Grant of land to Messrs Parthasarathy Bros - for the Electric Factory

I have inspected the site etc. It is impossible to grant 50 acres of this valuable site. It would be grossly unfair to other applicants. I have informed the representatives that we cannot give more than 15 acres. Their reaction may be awaited to this proposal

Sd/- A R M
16/10/46

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Secretariat

Serial No

WD 038 4—GPB—15 000—20-7-46

Acquisition of lands for the
Govt Soap Factory

Submitted

53) The file may now be transferred to L S & Br for taking necessary action
ref para 48 supra

DR
15/XI
15/XI

Asst Secy L S & Br
c/c

15/11

5872 1946

54) The personal application for
acquisition of land

16/11/46

16/11/46

55) Orders, if the approved
Govt in the file, may now be issued
with the following modifications —

1) Tyrone Government Soap Factory — Between
15 and 20 acres

2) Messrs Carbolcan — not more than
15 acres

56) The subsequent letter received from the
Chairman of the Trust Board re additional
extent of lands to be acquired will be
worked out after the Govt is issued

18/11

Secret

57 The Revenue Secy has been
requested to order that the file
Industrial Labour may be sent to
Dewan's office, with reference to
the telephone message to Revenue Secy
to provide Secy

to 57 The file is sent
28/11

Revenue Secy 28/11/46

57
Has been sent to D'SD
Ref his message
over the phone
28/XI

60 The Dewan wishes to have the
files sent to him with a note
enclosing paper orders in which orders
are required

Revenue Secy

29/11/46

Serial No

(1) By Govt no L 10656-64/ HI 190-44-3 dated 26-4-45 Sanction was accorded to the First Stage of the Industrial Suburb Scheme - to the west of Bangalore - at an estimated cost of Rs 22,42,000- This Stage extends from the Yeswanthpur Railway Station to Bangalore Magadi Road and Covers an area of 668 acres This is Called the Northern portion of the scheme

(2) The Second Stage of the Scheme - the Southern portion - from Magadi Road to Mysore Road - is estimated to cost Rs 15,15,000- according to the Government Architect Area covered up is 458 acres - The estimate and plans have not yet been Sanctioned

(3) The original idea was that the First Stage should be taken first and the Second Stage of the Scheme may be taken up Subsequently

(4) It is seen that all the applicants had asked for the allotment of Sites for their factories in the Southern portion of the Industrial Suburb where the ground was at a lower level and much more even than the northern portion. The Trust Board considered this aspect of the question and have resolved that both the Northern and Southern portions

Flag 'Z'

NOTE—Contn Sheet

Serial No

of the Scheme, be taken up together, so as to meet the demand for Sites for new industries

6. Government have already approved the draft Resolution of the Trust Board and typical copies of the deeds proposed to be issued were held back, as the question of the exact extent of land to be given to the Govt Soap Factory and Messrs Kirloskar Bros (for Electric Factory) had to be decided finally in consultation with the Development Secretary

(56) From the linked plan it is seen that the two factories may be granted lands, in the industrial suburb area as noted below:—

1) Mysore Government Soap Factory — Between 15 & 20 acres

2) Messrs Kirloskars — (not more than 15 acres)

The figures mentioned in para 6 of the G.O. against the above two Companies will be modified accordingly

Dy TW

In the linked file re the allotment of Sites to Messrs Kirloskars, the Dewan has been pleased to minute, on 16-10-46, as follows.

Serial No

I have inspected the site it is impossible to grant 50 acres of this ~~valuable~~ valuable site. It would be grossly unfair to the other applicants I have informed the representatives that we cannot give more than 15 acres Their reaction may be awaited to this proposal"

69) The representatives of the Messrs Kirloskar Bros have not yet communicated their reaction

70) In view of the above orders, it is for decision if the ~~proposed~~ proposed may be issued with the precautions suggested in para 11 supra

29/11 71) The points for orders in this case are the following

I In G O no L 1065-1 / Rd 190 - III - 3 dt 26.4.49 Sanction was accorded to the first stage of the investment subsidy at a cost of Rs 2,24,200 The acqn proceedings in respect of the lands have been ordered to be taken up under Sec 17 of

NOTE—Contn Sheet

Serial No

The Land Requisition Act 406½ acres have been acquired in this stage It is stated that of about 50 acres out of this area would be required for housing the small industries which are now located within the city limits It is further stated that the site is not suited for the installation of heavy machinery & equipment & water cannot be tapped easily in this area ~~which are sought for~~ The Board to abandon this area as an industrial suburb or to proceed with its execution Subsequent to the Resolution of the Trust Board proposing the I & II stages of the Industrial Suburb for Jaffna, the Trust Board have resolved in 1948 46 that 4000 lots might be opened up in the I stage area for residential purposes. This will be quite near the II stage of the Industrial Estate area & when factories are started there, it would be possible to house the Labourers in this area Hence it is a matter for consideration whether the I stage of the Industrial Suburb now sanctioned as such may not be converted into a Labour Colony for housing the labour employed in the Local industries in the second stage of Industrial area the small industries

1038 4—GPB—15 000—20-7 46

Ins located in the several parts of the city can as well be provided for in the II stage of the industrial estate area, as only 50 acres would be required therefor. This point is for orders

72) The proposal of the Board to take up the modified second stage of the industrial estate, so as to accommodate all the industries may be sanctioned The D.C & Commr may be asked to acquire the required area including that for locating the Bamboo Bazaar, further steps for locating the Timber yard etc The total area proposed for acquisition is 577 acres 31 cts. at an estimated cost of Rs 19.50000

73) The zone in the north near Yesvantpur may be ordered to be acquired for the location of the Co-op Society, Vishwesharapuram Society The D.C Bangalore may be requested to acquire the lands under Sec 17 of the R A Act

74) The question of the allocation of sites may be taken up later on

2nd)

If approved

75) A separate typed note as formally directed, stating the various steps of the case as also setting the personal interviews may point on which specific orders are required for the of Revenue for 11/1/47

76) In regard to the formation of the Industrial Suburb area, there has been some delay in the issue of final orders of Govt because either the Board or the Govt themselves suggested modifications from time to time. Flag "D" is a note which gives the history of the case and also indicates the points for orders

17) I have not been able to push up the file for orders because subsequent to August 1946, I was not present at any of the discussions by the Dewan and no Memo of instructions issued by the Dewan was received in the Board for working up the file. The Chairman, Trust Board

Serial No

I request this may not be done except by the chairman C & T will give notice to the Secretary of such inspection and in any case send a memorandum of instructions issued at such inspection
AHM 22/11
DSW 25/6/47

L 1084
4-12-47

will be asked, in future, to submit an affidavit. Copy the Dewan's & Ministers minutes after discussion

78) I have discussed the Case with the Engineer ofice, Studied the plans, and Scrutinized the records Connected with the Case including the Trust Boards resolutions

79) A G O on the lines indicated below will issue if approved:

Approved AHM
DSW 25/6/47

1) To Sanction about 230 acres of Land in Jeswantapuram & Kothamangalam villages (Portion marked ~~Red~~ Rose in Plan "J", to be plan designated as the Northern Zone of the Industrial Suburb and to allot Sites for locating the Soap factory, Kirloskar's factory and similar other Concerns requiring the use of Railway Sidings.

yes AHM 22/11
DSW 25/6/47

NOTE—Contn Sheet

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Serial No

2) To Sanction the Modified Scheme of the Industrial Estate in II Stage as per the plan marked "I" portions marked Red & Yellow, Estimated to Cost Rs 19,~~50~~,15,000/= and in Extent 577 acres and 38 guntas of land

3) It is in this area that both the Small & the bigger industries are proposed to be located. It is Expected that the requirements of Smaller industries would not Exceed about 50 acres in the aggregate through the applications from prospective owners of industrial Concerns who take large Extents of land for their purposes, when they ask to know that they have to pay for the sites @ Rs 2/= per Sq yard or thereabouts, only Minimum requirements will be secured. The Extent of agricultural land to be acquired would satisfy fully all the applicants & some land may even be left over

yes ARM Draw 25/1/67

Serial No

81)

3) The G.O. of 26th April 1945 launching the first stage of the Industrial Suburb Scheme requires modification in the light of the resolution of the Trust Board bearing No: 26. dated 6th August 1946 flag "Y". The formation of 4000 Sites for residential quarters may be launched finally. It is in this area that the Labour Colony should perhaps be located. The chief defect of the Scheme was that the Labour Colony was not included in an area close to the place where industries were intended to be located. According to the Original proposal, the labour was to have been accomodated somewhere in Jalahalli village near the Hospital. If the Original G.O is modified to this Extent, the entire area covered by the I + II Stages of the Industrial Suburb Scheme

The G.O may be modified accordingly

HRM 22/1

JRM 25/1/47

NOTE—Contn Sheet

Industrial Suburb at Bangalore

992/L

File No of 194 | General and Revenue Secretariat

Serial No

would be a Self Contained unit

82) It is understood that in the Northern Zone now proposed, some other individuals were scheduled to get lands for industrial purposes. This was brought to the notice of the Dewan during his inspection tour and Concerns now promised land in this area are the Soap Factory & Messrs Kirloskars Between the two, the total area would not Exceed 35 acres

83) The above proposals are for orders

84) Ref: Personal discussion had on 9 1 1947

Dewan

13/1/47

85) I have indicated my views in the margin. I shall be thankful if Secretary will get all the orders ready for my final approval as soon as I return from Delhi

AHM 22/1

86) Vide also orders of the Dewan on another note in separate sheet

25/1/47

Serial No

Schemes prepared by the City Improvement Trust Board Bangalore.

---

84) The City Improvement Trust Board, Bangalore, was constituted in September 1945

88) It has prepared the following improvement schemes

Name of the work	Estimated cost Rs	Stage of disposal
1. Remodelling of Sultanpet area.	3,06,000	Estimate is not received in the Sectt ,
2. Clearing slums in Vasanthanagar and Dobsapet area.	4,98,759	Subd. to the Minister, Education and Public Health on 14-11-46.
3. Extension of Lal-bagh Town -		
(a) Block A First Unit (within Municipal limits)	3,59,924	Revised proposals in accordance with the opinion of the Chief Engineer R & D are being called for from the Chairman.
(b) Block B First Unit (outside Municipal limits)	21,07,476	Deputy Commissioner, Bangalore District has been reminded for the declaration statements under Section 17 of the L A Act
(c) Second Unit	25,82,000	Revised proposals in accordance with the opinion of the Chief Engineer R & D are being called for
4. Gavipur extension	50,00,000	Proposal not yet received in the Sectt.,
5. Malleswaram West Extension.	50,00,000	do
6. Ramakrishna Mutt Extension	1,85,000	do
7. Kumara Park West Extension	5,23,600 (includes tenamental Qrs)	Deputy Commission, Bangalore Dist has been requested to send up declaration statements under Section 17 of the L A Act. Regarding the tenders for tenamental quarters, the Chairman has been reminded for the particulars called for.
Improvements to storm water drain from Sankey reservoir to Bangalore Poona Railway line.	2,26,000	Pending with the Director of Public Health

89) Regarding the Industrial Suburb Scheme to the West of Bangalore, the several stages of disposal are noted below -

In G O No.L 10656-64/M1 190-44-3 dated 26th April 1945

Serial No

sanction was accorded to the first stage of the Industrial Suburb Scheme to the West of Bangalore, at an estimated cost of Rs.22,42,000. This stage extends from the Yesawantpur Railway Station to Bangalore Magadi Road and covers an area of 668 acres. This is called the northern portion of the scheme.

90) The Second Stage of the Scheme - the Southern Portion - from Magadi Road to the Mysore Road, is estimated to cost Rs.15,15,000. The estimate and plans for this stage have not yet been sanctioned.

91) The original idea was that the first stage of the scheme should be taken up immediately and the second stage of the scheme after the completion of the first stage.

92) In para 5 of the said G.O. dated 26th April 1945, the Deputy Commissioner, Bangalore District, was directed to take immediate action for the acquisition of lands included in the above scheme.

93) In G.O No.L.11357-63/M1 172-45-7 dated 18-4-46, the accuisition of the properties in the* marginally noted villages has already been sanctioned under Section 17 of the L A Act. and the Special Land Acquisition Officer, Bangalore Dist has been authorised to proceed with the acquisition of these lands coming under the first stage of the scheme.

1. Yesvantpur.
2 Kethamaranahall
3. Shivanahalli
4. Sanegur.
5. Kanahalli.

94) Action is stated to have been taken under Sectn. 17 of the L.A. Act and possession of lands is being also taken over by the Trust Board.

95) In letter No.1942/45-46 dated 28-5-46, the Chairman, City Improvement Trust Board, Bangalore, reported that

WD 09814—GPB—15 000—20 7 1C

General and Revenue Secretariat | File No | of 194

Serial No

most of the applicants for sites in Industrial Suburb area had asked for the allotment of sites in the Southern portion of the Industrial Suburb where the ground was at a lower level and much more even than the norther portion and that the Trust Board had ~~xxxxxx~~ resolved that both northern and southern portions of the scheme be taken up together, so as to meet the demand for sites for new industries and requested orders of Government thereon. There was difference of opinion between the Chairman of the Board and the Members of the Board regarding the exact place of location of the Industrial Suburb.

Stage of disposal of the question in Secretariat

	Date.
Note submitted to Government	9-7-46
Financial Secretary's note	16-7-46
Resubmitted to Government	26-7-46
Meeting held in Dewan's Chambers after inspection of the area by the previous Dewar and Minister for Edn. & P.H , to discuss the question.	30-7-46.
A note in accordance with the instructions submitted to Dewan ~~xx Xix~~	31-7-46.
File received from Ministers Office with orders	14-8-46.
Draft G.O. put up	14-8-46
File sent to Development Sectt., for settling the exact area to be given to Messrs. Kirloskar Brs., and Soap Factory	21-8-46

96) * This was not ~~xx~~ issued as the file was called for by the present Dewan for an inspection of the spot for settling the question of grant of sites to the Soap Factory etc

Inspection of the spot by the present Dewan with the Chairman, City Improvement Trust Board, Bangalore and the ~~Representatives~~ Manager of the Mysore Soap Factory. 24-9-46 (5 P M.)

97) Dewan's instructions (Vide his Minute dated 16-10-46

(a) To grant between 15 ~~and~~ to 20 acres to the Mysore Soap Factory in a suitable place as suggested to the Manager of the Factory.

NOTE—Contn Sheet

Serial No

(b) To drop the acquisition proceedings regarding the sites already selected for the Soap Factory.

(c) That he has informed the representatives of Messrs. Kirloskar Bros that not more than 15 acres could be given to them and to await their reaction.

98) As a result of the inspection a northern zone of about 230 acres has been formed/~~from~~ near Yeswantpur to locate the Soap Factory, Messrs. Kirloskars and others.

Withdrawal Notification issued from Development Sectt.,	15-11-46.
Complete file returned to L.S Branch by Development Sectt.	16-11-46.
File sent to Dewan's Office as per phone message	28-11-46.
Returned back to be resubmitted with a note embodying points on which orders are required.	29-11-46.

99) Points for orders in this case are the following :-

1. To sanction the northern zone of 230 acres to locate Soap Factory, Kirloskar Factory, and others requiring Railway sidings.

2. To sanction the modified second stage of 577 acres and 38 guntas costing about Rs.19,15,000 as recommended by the Board for locating the Cantonment Sugar, Sugar yard, Big & small industries.

3. Whether the first stage of the Industrial Suburb Scheme may be abandoned as recommended by the previous Chairman (Mr K Subbarao) and as subsequently resolved by the Board to form 4000 sites for residential purposes in that area. Subsequent to the resolution of the Trust Board proposing the first and second stages of the Industrial Suburb for sanction, the Trust Board resolved on 19-8-46 that 4000 sites may be formed in the first stage area for residential purposes. This will be quite near the second stage of the northern zone of 230 acres and the Industrial Suburb area and/when factories are

Sanctioned APM 22/11

Dw 25/11/46

Sanctioned APM 22/11

Dw 25/11/46

P V D

4 (i - iv)

Yes

WD 03814—GPB—15 000—20 7 46

Serial No

started there, it would be possible to house the labourers in this area. Hence it is a matter for consideration whether the first stage of the Industrial Suburb now sanctioned as such, may not be converted into a Labour Colony for housing the labour employed in the several industries in the second stage of Industrial and the northern zone of 230 acres.

The scheme for locating the Labour Colony (4000 houses) within this area is approved ARM 22/1 JRM 25/1/47

area. The small industries now located in the several parts of the City can as well be provided for in the second stage of the Industrial Suburb area also as only 50 acres would be required therefor. This point is for orders.

or

100 Whether the draft Government Order already put up in accordance with the instructions issued by the previous Dewan, after spot inspection and discussion, as suppressed with the following modifications ~~now issued~~

A modified order called for JRM

Area to be given	As ordered by the previous Dewan	As approved by the present Dewan.
1. Messrs Kirloskar Co.	10 to 12 acres.	(Twenty) Not more than 15 acres.
2. Mysore Govt. Soap Factory	8 to 10 acres	Between ~~20~~ 15 and 20 acres (Twenty)

No (1) may be given 20 acres and so notified
No (2) may have reserved 20 acres definitely
So modified the G O may issue
ARM 22/1

101 Whether the Government themselves should acquire this land or the Trust Board should proceed with this work on behalf of Government.

102 Whether it is necessary to await a reply from Messrs Kirloskars regarding their reaction to the proposal to allot them an area not more than 15 acres, instead of 50 acres asked for by them

Rev Secy JRM 11/1/47

103) Vide Note in the main file for orders

JRM 13/1/47

May may be noted that not finally decided to grant more than 20 acres (OBM) 4-2-47 ARM

Government may acquire the land and dispose of it as they deem fit when it becomes available

NOP 1—Contn sheet

ARM 22/1 JRM 25/1/47

File No	of 194	General and Re Secretaria
		Serial No

WD 0381-4—GPB—15 000—20 7 46

37)

992 / 1588

32/6

Serial No

0

104) A Statement showing the several references received from the Bangalore City Improvement Trust Board & the Steps noted thereon, is for perusal

2 [illegible]17
5308

105) The Hand file relating to the Industrial Suburb Scheme is also put up for orders (Subject herewith) I have Examined the references pending with Govt & discussed details with the Engineering Officer. The Industrial Suburb Scheme will get a move on, if orders are passed Early on the file

Dewan

Dsms 13/1/47

106) Ref: Personal discussions have on the 9th Jan 1947

107) I am Thankful for the Rev Secy's very clear note on a matter which has unnecessarily been complicated by conferences resolutions & even orders & thereby any other matter arising out of this will be please put on urgent note & get my orders before 15th Febry.

NOTE—Contn Sheet

AHH 22/1

36/

492

File No | of 194 | General and Revenue Secretariat

Serial No

(108) 107) The Statements and the main file with the orders of the Diwan are for perusal. Action will be taken immediately to put up a Comprehensive S.O. Hons Minister for Edn & P.H. 25/1/47

25-1-47

109) AH 25/1/47

110) 107) I dread so careful after perusing all the orders of the Diwan. Asst Secy will please look into Hons that matter personally 27/1/47

XXX

111) The Note & this Sheet to be numbered (pages & paragraphs) Hons 27/1/47

3 drafts are for Consideration

28/1/47

112) A draft S.O. in accordance with the orders on the several points noted above is put up

113 It is now proposed to accord formal sanction to the modified II stage of the Scheme at a cost of Rs 19 15 lakhs, pending

General and Revenue Secretariat | File No 99/1 of 194

Serial No	
	receipt of detailed estimates for these wks. on receipt of the detailed estimates, the question will have to be treated as a Central case
Yes Above 1/2	
114	The question of creating the post of a special Land Reforms Officer for this work is a Central matter and the file may perhaps be disposed of by circulation
	115) Reference is invited to the notes of the Secretary's discussion with the Secretary, dated [illegible] for the Chairman intimating that the Deputy Minister would please to instruct that the boundaries of the Industrial Suburbs be defined. It is for consideration if this might be included in the present draft or a separate instructions issued in this behalf
Page 'N'	
	116) Action on the above points indicated above has also been taken. Refer paras 85 & 107 supra. New Regd. 29/1/47
	117) Please find enclosed herewith draft G.O. the boundaries of the Industrial Suburbs. Submitted xxx Above 1/2/47 for

Contn Sheet

File No _____ of 194 Industrial Suburb - Bangalore | General and Revenue Secretariat

Serial No

118) This is added to as para 10 of the Draft G.O.

Revised for 1/2/47

1/2/47

119) Please type fair draft as revised Sd/- 4/2/47

120) TJ Pl type accy in half margin 1/2/47

121) A typed copy is put up

Revised for 3/2/47

3/2/47

122) Draft G.O. for approval

123) The question of launching the II Stage of the Industrial Suburb Scheme has to be treated as Schedule matter after detailed Estimates are received for the proposed road order may perhaps issue, according General Sanction

124) The appointment of a Land Acquisition Officer is urgent the matter has to be disposed of by Circulation as it is also a Council matter. Action has been taken Separately

yes ARH

I agree ARH circulate to C

TYPING SECTION 3 FEB 1947 G.M. & KEY SECTION

ul 992 992

125) It is very necessary that there should be a clear demarcation of the boundaries of the Industrial Suburb area and in this view, reference is made to the definition of the area in the draft S.O. This requires approval. If any expansion is deemed necessary later, the boundaries will have to be fixed by a Gazette Notification. In any Event, it is desirable to fix boundaries. under above

Approved ARH

126) Ref. Dewan's orders at page 107 ante

Minister for Ed" & P.H. & Dewan

Dsis 4/2/47

CFT Emp... Education U.P. Rec'd 4 2 47 No 5075

TYPING SECTION 27 FEB 1947 Typed in NEW SECTT

127) This may come after perusal by the Dewan who will be here before the 15th inst

JH 5/2/47

128 ARH 5/2

Dsis 5/2/47

6/2/47 6025

Recd at 4 P.M. on 6/2/47 from

129) Issue advance intimation

for 6/2/47

~~192~~ 8561
L

To

The Chairman, C & T Board - Bihar
D C Banerjee Dist
C E for Road & Buildings
" for Irrigation
Municipal Commr Bihar city
Director of Industries & Commerce

1863-9/Mt III-46-2 dated
27-2-47

Issues instructions in regard to the execution of the first and modified second stages of the Industrial Suburban Scheme to the west of Banerjee City

(30) Submitted with a Circulation Note

(31) For perusal before putting copies thereof typed for being sent to the Constituent Members for circulation

Rev seen 5/3/47 K.
W.L. 8/3

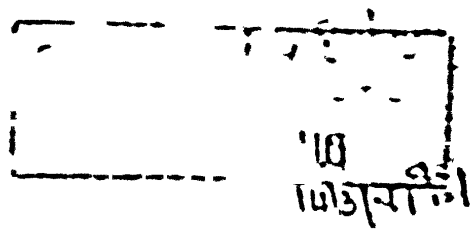
(32) T.S. pl type despatch
A.M.Rao

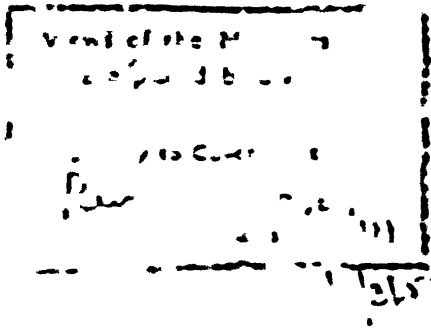
(33) Typed copies are putup
10/3/47

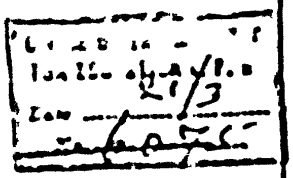
(34) Rev seen 10/3/47
Chief Secy
W.L. 11/3

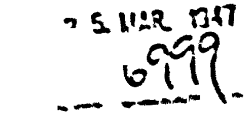
2/3/47

10 MAR 1947









D SP... CULATION
Minister, Edn
948 d 13-
WG 4/13
TCP
L.P.M.
15/3
59.40
18/3/47

NOTE FOR SPECIAL CIRCULATION.

1 In the Government Order dated 26th April 1945, sanction was accorded to the first stage of the Scheme for the formation of an Industrial Suburb to the West of Bangalore City, at an estimated cost of Rs.22,42,000/-. About 406 acres of land have already been required for the first stage and action is being taken by the Trust Board to take possession of these lands.

2 It is reported that most of the applicants for sites in the Industrial Suburb area have asked for allotment of sites in the Southern portion of the Industrial Suburb, where the ground is at a lower level and much more even than in the northern portion. After further examination it was also found that the sites proposed to be formed in the First Stage of the Scheme would not be suitable for the installation of heavy machinery and equipment and that water cannot also be tapped easily in this area.

3 With a view to meeting the demand for sites for new Industries, the Trust Board have resolved as follows -

(i) that the First and modified second Stage of the Scheme be taken up simultaneously,
(ii) that 4000 sites be formed in the area earmarked for the first stage of the Scheme, for residential purposes, so that when Factories are started, it would be possible to house ~~kk~~ in this area the labourers employed therein.

4 In view of the urgency, general sanction has been accorded pending receipt of the necessary detailed estimates and plans, in G.O.No.I.11863-9/41.111-46-2 dated 27th February 1947 to the following proposals:-

(a) Formation of the Northern Zone of the Industrial Suburb by acquiring about 230 acres of land in the Viswanthapur and Kathamarnahalli villages and to allot sites therein for locating the Soap Factory, Kirloskar's Factory and similar other concerns requiring railway sidings. 20 acres each in this area will be allotted to the Mysore Government Soap Factory and Messrs Kirloskar Company.

(b) Modified second stage of the Industrial Suburb Scheme involving the acquisition of 678 acres of land, estimated to cost about Rs.19,15,000/- for locating the Bamboo Bazaar, Timber Yard

and Big and small industries, pending submission of detailed estimates for these Schemes.

(c) Substituting in place of the first stage of the Scheme, a corridor for extension consisting of 4000 sites - as this extension is also intended to provide for housing the labourers working in the Industrial establishments.

5 In the interests of the speedy acquisition of the lands coming under the modified scheme as noted above on behalf of the Government, it is considered necessary to employ a seperate Land Acquisition Officer of the status of an Assistant Commissioner, as resolved by the Trust Board. The proposal has been approved by the Deputy and the Minister for Education and Public Health and the file has been ordered to be disposed of by circulation in Council.

Point for orders:-

(1) Approval to the action taken in the matter as outlined in para 4(a),(b) & (c) supra, in view of the urgency.
(2) Employment of a seperate Land Acquisition Officer of the status of an Assistant Commissioner on the usual grade and allowances, for the City Improvement Trust Board, Bangalore to acquire the lands on behalf of the Government. He will be attached to the Office of the Chairman, City Improvement Trust Board, Bangalore.
and (3) the expenditure on this account being met out of the grants allotted to the Trust Board during the current year, provision therefor being made in future Budgets of the Board.

Dy Secy to Govt
Revenue

COUNCIL
FOR
Munshi, Law
OFFICE OF THE
FOR LAW
18 MAR
No. 6327

948d/43

46

NOTE FOR COUNCIL CIRCULATION.

1) In the Government Order dated 26th April 1945, sanction was accorded to the first stage of the Scheme for the formation of an Industrial Suburb to the West of Bangalore City, at an estimated cost of Rs.22,42,000/-. About 406 acres of land have already been acquired for the first stage and action is being taken by the Trust Board to take possession of these lands.

2) It is reported that most of the applicants for sites in the Industrial Suburb area have asked for allotment of sites in the Southern portion of the Industrial Suburb, where the ground is at a lower level and much more even than in the northern portion. After further examination it was also found that the sites proposed to be formed in the First Stage of the Scheme would not be suitable for the installation of heavy machinery and equipment and that water cannot also be tapped easily in this area.

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(ii) that 4000 sites be formed in the area earmarked for the first stage of the Scheme, for residential purposes, so that when Factories are started, it would be possible to house in this area the labourers employed therein.

4) In view of the urgency, general sanction has been accorded pending receipt of the necessary detailed estimates and plans, in G.O.No.L.11863-9/Rl.111-46-2 dated 27th February 1947 to the following proposals -

(a) Formation of the Northern Zone of the Industrial Suburb by acquiring about 230 acres of land in the Yeswanthapur and Kattamernahalli villages and to allot sites therein for locating the Soap Factory, Kirloskar's Factory and similar other concerns requiring railway sidings 20 acres each in this area will be allotted to the Mysore Government Soap Factory and Messrs Kirloskar Company.

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(c) Substituting in place of the First stage of the Scheme, a residential extension consisting of 4000 sites - as this extension is also intended to provide for housing the labourers working in the Industrial establishments.

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and (3) the expenditure on this account being met out of the grants allotted to the Trust Board during the current year, provision therefor being made in future Budgets of the Board.

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948 d/15
COULATION

NOTE FOR COUNCIL CIRCULATION.

OFFICE OF THE MINISTER FOR AGRICULTURE AND PUBLIC WORKS
15 MAR 1947
No 348

1) In the Government Order dated 26th April 1945, sanction was accorded to the first stage of the Scheme for the formation of an Industrial Suburb to the West of Bangalore City, at an estimated cost of Rs.22,42,000/-. About 406 acres of land have already been acquired for the first stage and action is being taken by the Trust Board to take possession of these lands.

2) It is reported that most of the applicants for sites in the Industrial Suburb area have asked for allotment of sites in the Southern portion of the Industrial Suburb, where the ground is at a lower level and much more even than in the northern portion. After further examination it was also found that the sites proposed to be formed in the First Stage of the Scheme would not be suitable for the installation of heavy machinery and equipment and that water cannot also be tapped easily in this area.

3) With a view to meeting the demand for sites for new Industries, the Trust Board have resolved as follows -

(i) that the First and modified second stage of the Scheme be taken up simultaneously,
(ii) that 4000 sites be formed in the area earmarked for the first stage of the Scheme, for residential purposes, so that when Factories are started, it would be possible to house ~~xx~~ in this area the labourers employed therein.

4) In view of the urgency, general sanction has been accorded pending receipt of the necessary detailed estimates and plans, in G.O.No.L.11863-9/Ml.111-46-2 dated 27th February 1947 to the following proposals:-

(a) Formation of the Northern Zone of the Industrial Suburb by acquiring about 230 acres of land in the Yeswanthapur and Kathamarnahalli villages and to allot sites therein for locating the Soap Factory, Kirloskar's Factory and similar other concerns requiring railway sidings. 20 acres each in this area will be allotted to the Mysore Government Soap Factory and Messrs Kirloskar Company.

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and big and small industries, pending submission of detailed estimates for these Schemes.

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and (3) the expenditure on this account being met out of the grants allotted to the Trust Board during the current year, provision therefor being made in future Budgets of the Board.

Sir A Publication
Secy to Govt
Rev Dept

NOTE FOR COUNCIL CIRCULATION.

1) In the Government Order dated 26th April 1945, sanction was accorded to the first stage of the Scheme for the formation of an Industrial Suburb to the West of Bangalore City, at an estimated cost of Rs.22,42,000/-. About 406 acres of land have already been acquired for the first stage and action is being taken by the Trust Board to take possession of these lands.

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4) In view of the urgency, general sanction has been accorded pending receipt of the necessary detailed estimates and plans, in G.O.No.L.11863-9/Ml.111-46-2 dated 27th February 1947 to the following proposals -

(a) Formation of the Northern Zone of the Industrial Suburb by acquiring about 230 acres of land in the Yeswanthapur and ~~Hesa~~marnahalli villages and to allot sites therein for locating the Soap Factory, Kirloskar's Factory and similar other concerns requiring railway sidings 20 acres each in this area will be allotted to the Mysore Government Soap Factory and Messrs Kirloskar Company.

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and big and small industries, pending submission of detailed estimates for these Schemes.

(e) Substituting in place of the First stage of the Scheme a residential extension consisting of 4000 sites - as this extension is also intended to provide for housing the labourers working in the Industrial establishments.

5) In the interests of the speedy acquisition of the lands coming under the modified scheme as noted above on behalf of the Government, it is considered necessary to employ a separate Land Acquisition Officer of the status of an Assistant Commissioner, as resolved by the Trust Board. The proposal has been approved by the Dewan and the Minister for Education and Public Health and the file has been ordered to be disposed of by circulation in Council.

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and (3) the expenditure on this account being met out of the grants allotted to the Trust Board during the current year, provision therefor being made in future Budgets of the Board.

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PUBLICATION
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[illegible] OF STATICS.

In the Government Order dated 26th April 1945, sanction was accorded to the first stage of the scheme for the formation of an Industrial Suburb to the West of Bangalore City, at an estimated cost of Rs.22,42,000/-. About 406 acres of land have already been acquired for the first stage and action is being taken by the Trust Board to take possession of these lands.

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(ii) that 4000 sites be formed in the area earmarked for the first stage of the Scheme, for residential purposes, so that when Factories are started, it would be possible to house in this area the labourers employed therein.

4) In view of the urgency, general sanction has been accorded pending receipt of the necessary detailed estimates and plans, in G.O.No.L.11883-9/11.111-46-S dated 27th February 1947 to the following proposals:-

(a) Formation of the Northern Zone of the Industrial Suburb by acquiring about 830 acres of land in the Yeswanthapur and Kattenarmehalli villages and to allot sites therein for locating the Soap Factory, Kirloskar's Factory and similar other concerns requiring railway sidings. 20 acres each in this area will be allotted to the Mysore Government Soap Factory and Messrs Kirloskar Company.

(b) Modified second stage of the Industrial Suburb scheme involving the acquisition of 578 acres of land, estimated to cost about Rs.19,15,000/- for locating the Bamboo Bazaar, Timber Yard

and big and small industries, pending submission of detailed estimates for these Schemes.

(c) Substituting in place of the first stage of the Scheme, a residential extension consisting of 4000 sites - as this extension is also intended to provide for housing the labourers working in the Industrial establishments.

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Point for orders:-

(1) Approval to the action taken in the matter as outlined in para 4(a),(b) & (c) supra, in view of the urgency.
(2) Employment of a separate Land Acquisition Officer of the status of an Assistant Commissioner on the usual grade and allowances, for the City Improvement Trust Board, Bangalore to acquire the lands on behalf of the Government. He will be attached to the Office of the Chairman, City Improvement Trust Board, Bangalore.
and (3) the expenditure on this account being met out of the grants allotted to the Trust Board during the current year, provision therefor being made in future Budgets of the Board.

OF THE MINISTER
REVENUE
15.3.47

No remarks
15/3

FILE No 998d/39
DISPOSAL CIRCULATION
D/C

NOTE FOR FINAL CIRCULATION.

1) In the Government Order dated 26th April 1945, sanction was accorded to the first stage of the Scheme for the formation of an Industrial Suburb to the West of Bangalore City, at an estimated cost of Rs.23,42,000/-. About 406 acres of land have already been acquired for the first stage and action is being taken by the Trust Board to take possession of these lands.

2) It is reported that most of the applicants for sites in the Industrial Suburb area have asked for allotment of sites in the Southern portion of the Industrial Suburb, where the ground is at lower level and much more even than in the northern portion. After further examination it was also found that the sites proposed to be formed in the First stage of the Scheme would not be suitable for the installation of heavy machinery and equipment and that water cannot also be tapped easily in this area.

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(ii) that 4000 sites be formed in the area earmarked for the first stage of the Scheme, for residential purposes, so that when Factories are started, it would be possible to house in this area the labourers employed therein.

4) In view of the urgency, General sanction has been accorded pending receipt of the necessary detailed estimates and plans, in G.O.No.I.11563-9/41.111-46-E dated 27th February 1947 to the following proposals:-

(a) Formation of the Northern Zone of the Industrial Suburb by acquiring about 830 acres of land in the Yeswanthpur and Kethamaranhalli villages and to allot sites therein for locating the Soap Factory, Kirloskar's Factory and similar other concerns requiring railway sidings. 50 acres each in this area will be allotted to the Mysore Government Soap Factory and Messrs Kirloskar Company.

(b) Modified second stage of the Industrial Suburb Scheme involving the acquisition of 378 acres of land, estimated to cost about Rs.19,13,000/- for locating the Pasteur Institute, Winter Yarn

and big and small industries, pending submission of detailed estimates for these Schemes.

(c) Substituting in place of the First stage of the Scheme, a residential extension consisting of 4000 sites - as this extension is also intended to provide for housing the labourers working in the Industrial establishments.

5) In the interests of the speedy acquisition of the lands coming under the modified scheme as noted above on behalf of the Government, it is considered necessary to employ a separate Land Acquisition Officer of the status of an Assistant Commissioner, as resolved by the Trust Board. The proposal has been approved by the Dewan and the Minister for Education and Public Health and the file has been ordered to be disposed of by circulation in Council.

Point for orders:-

(1) Approval to the action taken in the matter as outlined in para 4(a),(b) & (c) supra, in view of the urgency.
(2) Employment of a separate Land Acquisition Officer of the status of an Assistant Commissioner on the usual grade and allowances, for the City Improvement Trust Board, Bangalore to acquire the lands on behalf of the Government. He will be attached to the Office of the Chairman, City Improvement Trust Board, Bangalore.
and (3) the expenditure on this account being met out of the grants allotted to the Trust Board during the current year, provision therefor being made in future Budgets of the Board.

Secretary to Govt

No

DISPOSAL OF CIRCULATION

1) In the Government Order dated 26th April 1945, sanction was accorded to the first stage of the Scheme for the formation of an Industrial Suburb to the west of Bangalore City, at an estimated cost of Rs.22,42,000/-. About 406 acres of land have already been acquired for the first stage and action is being taken by the Trust Board to take possession of these lands.

2) It is reported that most of the applicants for sites in the Industrial Suburb area have asked for allotment of sites in the Southern portion of the Industrial Suburb, where the ground is at a lower level and much more even than in the northern portion. After further examination it was also found that the sites proposed to be formed in the First Stage of the Scheme would not be suitable for the installation of heavy machinery and equipment and that water cannot also be tapped easily in this area.

3) With a view to meeting the demand for sites for new Industries, the Trust Board have resolved as follows -

(i) that the First and modified second stage of the Scheme be taken up simultaneously,
(ii) that 4000 sites be formed in the area earmarked for the first stage of the Scheme, for residential purposes, so that when Factories are started, it would be possible to house them in this area the labourers employed therein.

4) In view of the urgency, general sanction has been accorded pending receipt of the necessary detailed estimates and plans, in G.O.No.I.11853-9/11.111-46-2 dated 27th February 1947 to the following proposals:-

(a) Formation of the Northern Zone of the Industrial Suburb by acquiring about 230 acres of land in the Yeswanthpur and Kethamaranahalli villages and to allot sites therein for locating the Soap Factory, Kirloskar's Factory and similar other concerns requiring railway sidings. 20 acres each in this area will be allotted to the Mysore Government Soap Factory and Messrs Kirloskar Company.

(b) Modified second stage of the Industrial Suburb Scheme involving the acquisition of 578 acres of land, estimated to cost about Rs.19,15,000/- for locating the Bamboo Bazaar, Timber Yard

57

and big and small industries, pending submission of detailed estimates for these Schemes.

(c) Substituting in place of the First stage of the Scheme, a residential extension consisting of 4000 sites - as this extension is also intended to provide for housing the labourers working in the Industrial establishments.

5) In the interests of the speedy acquisition of the lands coming under the modified scheme as noted above on behalf of the Government, it is considered necessary to employ a separate Land Acquisition Officer of the status of an Assistant Commissioner, as resolved by the Trust Board. The proposal has been approved by the Dewan and the Minister for Education and Public Health and the file has been ordered to be disposed of by circulation in Council.

Point for orders:-

(1) Approval to the action taken in the matter as outlined in para 4(a),(b) & (c) supra, in view of the urgency.
(2) Employment of a separate Land Acquisition Officer of the status of an Assistant Commissioner on the usual grade and allowances, for the City Improvement Trust Board, Bangalore to acquire the lands on behalf of the Government. He will be attached to the Office of the Chairman, City Improvement Trust Board, Bangalore.
and (3) the expenditure on this account being met out of the grants allotted to the Trust Board during the current year, provision therefor being made in future Budgets of the Board.

Final Note by the Minister for Education and Public Health

Subject— Employment of a separate Land Acquisition Officer of the status of an Assitant Commissioner for the City Improvement Trust Board, Bangalore

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With the gracious approval of His Highness the Maharaja, sanction was accorded in April 1945 to the first stage of the Scheme for the formation of an Industrial Suburb to the West of Bangalore City, at an estimated cost of Rs 22,42,000/- About 406 acres of land have already been acquired for the first stage and action is being taken by the Trust Board to take possession of these lands

Certain modifications in the scheme as sanctioned orginally were considered necessary and keeping in view the increasing demand for sites in this area for new industries, the City Improvement Trust Board, Bangalore have resolved as follows -

"(1) that the first and modified second stage of the scheme be taken up simultaneously,

(2) that 4,000 sites be formed in the area ear-marked for the first stage of the scheme for residential purposes, so that when factories are started, it would be possible to house in this area, the labourers employed therein

In view of the urgency, in Government Order No L 11863-9/M1 111-46-2, dated 27th February 1947, general sanction has been accorded to the above proposals of the Board, pending receipt of the necessary detailed estimates and plans

In the interest of the speedy acquisition of the lands coming under the Modified Scheme, on behalf of the Government, it is --- considered necessary to employ a separate Land Acquisition Officer of the status of an Assistant Commissioner on the usual grade pay and allowances, as resolved by the Trust Board He will be attached to the office of the Chairman, City Improvement Trust Board, Bangalore

a128 of Notifs & J

The Dewan and the other Ministers in Council agree to the above proposal I solicit the gracious sanction of His Highness thereto

Bangalore
24th March 1947

Minister for Education
and Public Health

Submitted to His Highness

I submit herewith a Final Note by the Minister for Education and Public Health on the proposal to employ a separate Land Acquisition Officer of the status of an Assistant Commissioner for the City Improvement Trust Board, Bangalore, for the gracious sanction of His Highness

H. D. Rowan

Bangalore,
25th March 1947

Minister for Education and Public Health
in charge of the current duties of the Dewan

Record of Cases submitted for the Orders of His Highness the Maharaja

Subject.

Proposal to employ a separate Land Acquisition Officer of the status of an Assistant Commissioner for the City Improvement Trust Board, Bangalore

No. 970

Order

27/3/'47

28/3/47

29/3/47

General and Revenue Secretariat

256 C 948 62

WD 05304 -GPB—500—11 1 47

SUBJECT —

Proposal to employ a separate Land Acquisition Officer of the status of an Assistant Commissioner for the City Improvement Trust Board, Bangalore

(*)

14 All urgent or confidential files returned with His Highness orders may in the absence of instructions or indications to the contrary be ordinarily circulated to the Ministers for perusal after the issue of orders

16 The Secretaries concerned should see that orders in the cases referred to above are issued at once and that the files are returned immediately after to the Chief Secretary for circulation to the Ministers

17 In all other cases the files will first be circulated to the Ministers at Headquarters and then sent to the Secretariat concerned for the issue of orders

Circulated to Council of Ministers for perusal of His Highness orders before/after issue of orders (*Vide* Rules 14 16 and 17 of the Subsidiary Rules of the Mysore Government Business Rules) (*)

Chief Secretary to Government

29/3/47

Through the Secretary to Government

Revenue Department

29/3

1 Minister for Education & Public Health — **Seen**

2 Minister for Law — 9/4/47

3 Minister for Agriculture and Public Works

4 Minister for Home

5 Minister for Revenue and Communications

Secretary to Government Revenue Department (with compliments)

NOTE —Contents sheet

S 561

To

The Chairman, C & T Board, Bihar
" Revenue Comr. in Mysore
" - D.C Bangalore Dist-
" Comr for Settlement and Land Records
" Controller to Govt Church Estates
L 1346 Q, M 111-46-3 dt 8-4-47

Sanctions the proposal to employ a Separate Land Acquisition Officer of the status of an Asst Commissioner for the City and Trust Board, Bihar

This will be sent to the Confidential Branch for Completing Circulation

8/4/47

C. J. [illegible]

8561 & 29 5-46

Mk 111-46-1

Office of the City Improvement Trust Board,
'Ranga Vilas' Seshadri Road,
Dated, Bangalore, the 25th May 1946

No 1942/45-46
one blueprint plans etc

From

K Subba Rao, Esq , B A ,
Chairman,
City Improvement Trust Board,
Bangalore

To

J B Nallaradhya, Esq , M A ,
Secretary to Government,
Revenue Department,
Bangalore

Sir,

Subject - Formation of the Industrial Suburb

I have the honour to invite reference to the Proceedings of the meetings of the Board held on the 13th March 1946 and 30th March 1946, copies of which were sent to you with this office letters No 1305 dated 21-3-46 and No 1541 dated 13-4-46 respectively One of the subjects considered at these meetings was the formation of the Industrial Suburb as planned by Dr Koenigsberger, the Government Architect, and the selection of sites therein for the shifting of the present Bamboo Bazaar and the Timber Yard Finally, the Board recorded the following resolutions -

On 13th March 1946 -

"Resolved that the acquisition of lands for both the northern and southern portions of the Industrial Suburb be notified and taken up simultaneously in order to provide sites for every type of industry and that Government be requested to appoint a Special Land Acquisition Officer exclusively for the purpose "

"Resolved that the new Bamboo Bazaar and the Timber Yard be located to the north of the Mysore--Bangalore Railway line, and on both sides of the new road to be formed from the new Railway Goods Yard on the Magadi road to the Sirsi Circle on the Mysore Road "

On 30th March 1946 -

"Resolved that a modified estimate at a cost of Rs 19,15,000/- for the second stage of the Industrial Suburb be prepared and submitted to Government for sanction

2 Some explanation is necessary for a clear understanding of the above resolutions The te of the Industrial Suburb as planned by Dr Koenigsberger is to the west of the City, and runs in the form of an arc to a length of about 3 miles from Yesvanthapur in the north to Nayandahalli in the south on the Bangalore-Mysore Railway Its width varies from one furlong to half-a-mile and a green belt separates it from the built-up areas of the City The road to Magadi which runs in the westerly direction cuts it almost in the middle thereby dividing it into two portions. Dr Koenigsberger calls the northern portion, the first stage of his scheme and the southern portion, the second stage It is proposed to construct a chord railway line along the eastern boundary of the Industrial Suburb and locate the new Goods Yard on this line just to the north of the point where the chord line intersects the Magadi road There will be a Chord road along its western boundary connecting the Tumkur road in the north with the Mysore road in the south A map showing the Industrial Suburb and its environs is in the file and is flagged "A"

3 It will be useful to enumerate at this stage the principal facts and figures relating to the scheme The total extent of land to be acquired for both the stages of the

scheme is 1,126 acres and 9 guntas.

	A	G
I Stage	668	14
II Stage	457	35
Total	1,126	9

Excluding the portions unsuitable for building factories and deducting the land required for roads, open spaces etc or occupied by villages, the nett area available for the formation of sites is 754 acres and 10 guntas

	A	G
I Stage	406	20
II Stage	347	30
Total	754	10

Dr Koenigsberger proposes to divide this area into 146 sites of 2 to 8 acres each

I Stage	78 sites
II Stage	68 "
Total	146 sites

He estimates that nearly one half the number of sites may be required for shifting the existing factories from the City to the new Suburb. For such factories, the upset price proposed to be levied is 0-12-0 a square yard The remaining sites are proposed to be auctioned, but in an estimate, an average realisation of Rs 2/- per square yard is assumed

The financial forecast of the scheme is as follows -

EXPENDITURE

	Ist Stage	2nd stage	Total
Acquisition including statutory allowance - Dry land Rs 800/- p acre Wet land Rs 1200/- p a Garden 1500/- p a Inam (dry) 1000/- p a	Rs 5,80,600	Rs 4,67,000	Rs 10,47,600

2	Roads	9,53,000	4,74,000	14,27,000
3.	Water Supply	1,85,000	1,50,000	3,35,000
4	Drainage	2,00,000	2,00,000	4,00,000
5	Electric supply	3,00,000	2,00,000	5,00,000
6	Demarcation of sites	800	700	1,500
7	Establishment	6,500	6,000	12,500
8	Parks and other amenities	2,000	2,000	4,000
9.	Improvement to existing villages	3,000	2,000	5,000
10	Housing essential labour	8,000	7,000	15,000
11	Miscellaneous	4,600	6,000	10,600
	Total	22,13,500	15,15,000	37,28,500

RECEIPTS

The anticipated realisations are Rs.49,75,030/-

1st Stage

206 acres at Rs 0-12-0 per sq yd	Rs 7,47,780/-
200 acres 20 guntas at Rs 2/- per sq yd	19,40,840/-
Total	26,88,620/-

2nd Stage

177 acres 30 guntas at Rs 0-12-0 per sq yd	6,45,230/-
170 acres at Rs 2/- per sq yd	16,45,600/-
Grand Total	49,79,450/-

Surplus of estimated receipts over estimated expenditure is 12,50,950/-

1st Stage	Rs 4,75,120/-
2nd Stage	7,75,830/-
Total	12,50,950/-

From the above figures it would appear that Dr Koenigsberger expects his schere to be highly remunerative provided his anticipations are fully realised It must however be mentioned that in estimating the cost, he has excluded the cost of constructing the chord railway line which will presumably be borne by the Railway Department

4 The number of applications so far received in the Trust Board Office for the grant of sites in the Industrial Suburb is 124 involving an extent of 654 acres in the aggregate The dimensions of the sites applied for vary from half-an-acre to as much as sixty acres Most of the applications are from persons desiring to establishm new industries and a statement giving details of these applications is appended - 'Flag B' There are reasons to believe that the majority of the applicants have asked for more land than is required for their immediate needs and future development For instance, the Kirloskars first wanted a plot of 100 acres Now they are satisfied with 60 acres When all the applications are subject to individual scrutiny it will probably be found that 450 to 500 acres of site area is quite ample to meet the existing demand, and moreover, when the applicants realise that the sites will be sold in terms of square yards and not of acres and that the price is going to be pretty stiff, they may themselves ask for the allotment of smaller sites

5 The first stage of the scheme (the northern portion) has been already sanctioned by Government at a cost of Rs 22,42,000/- in their order No L 10656-44 dated the 26th April 1945 According to this order, the entire cost of the layout will be borne by Government in the first instance, to be recouped later on as and when sites are sold to Industrialists It is understood that the construction of the chord road from Yesvanthapur up to the Magadi road has been entruste

to the Public Works Department and is now in progress Government have also issued instructions to the Deputy Commissioner, Bangalore District, to take action for the acquisition of the lands required for the first stage under Section 17, Land Acquisition Act (Vide Government Order No.L.11942-5/M.22-44-80 dated the 11th June 1945). Soon after possession is handed over to the Board, the formation of layout will commence The plans, estimates and other papers pertaining to the second stage are sent herewith The report of Dr Koeingsberger is flagged 'C'.

6 When the subject was taken up for discussion at the meeting on the 13th March 1946, I informed the Board that a large number of applicants in the Industrial Suburb had interviewed me or the Engineer Officer and represented that the northern portion forming the first stage of the scheme was quite unsuitable to serve as sites for the establishment of factories and that this view had been fully supported by the principal Officers of Government connected with industries viz , the Director of Industries & Commerce, the Director of Engineering and Chemical Industries, the Director of Textiles and the Director of Sandal Oil Factories. The applicants pointed out that the northern portion, situated as it was, on a ridge with steep slopes would offer considerable impediment to the movement of heavy machinery and goods, and that, moreover, having regard to the nature of terrain, it was not possible to tap subsoil water at convenient depths and in quantities

sufficient for the needs of industry The supply of filtered water even if that were possible would not solve their problem, because, many industries consume large quantities of water and the use of filtered water for industrial purposes would add appreciably to the cost of manufacture I told the Board that in the circumstances that all the applicants had asked for the allotment of sites for their factories in the southern portion of the Industrial Suburb where the ground was at a lower level and much more even than the northern portion Dr Koenigsberger who appeared to have been impressed with the force of these arguments, however, hastened to explain that the main object he had in view in planning the first stage of the suburb was primarily to provide sites for the transfer of the existing factories from the City He conceded that the execution of the second stage scheme was quite essential to meet the demand for sites for new industries The Board therefore resolved to take up the two stages of the scheme together, and in view of the urgency, decided to request Government to take action under Section 17 of the Land Acquisition Act and appoint a Special Land Acquisition Officer to expedite the acquisition proceedings

7 The next question considered by the Board was the shifting the present Bamboo Bazaar and the Timber Yard to the new suburb It was pointed out that both the Bamboo and Timber merchants were strongly opposed to such a transfer on the ground that the Industrial Suburb was situated at the extreme end of the City far away from the business centre Many members were in favour of the valley at the head of the

Hoshallı tank to the west of the Bınny Mılls. Thıs place was faırly close to the Cıty and would be brought much nearer the busıness centre by the constructıon of the new road gıvıng dırect approach from the Cıty Market to the new Goods Yard The hıgh Raılway embankment to the east and south would effectıvely protect the Cıty from the danger of fıre whıch rıght break out accıdentally ın the new Bamboo Bazaar It was learnt that the Hosahallı Tank was beıng breached as a health measure and the Board wished to take advantage of ıt by acquırıng ıts bed for the locatıon of large scale ındustrıes lıke textıles, chemıcals, etc. It was believed that the tank bed and the valley above was about 300 acres ın extent and ıt was decıded to acquıre the whole of thıs area along wıth the lands requıred for the second stage and form a sıngle layout at an addıtıonal cost of Rs 4 lakhs (Ps 3 lakhs for acquısıtıon and one lakh for layout) On further scrutıny, ıt ıs now found that the actual area avaılable here ıs 244 acres 32 guntas Thus, the extent of land to be acquıred for the second stage as modıfıed by the Board ıs 702 acres 29 guntas -

Area as planned by Dr Koeıngsberger	457 acres 37 guntas
Add the area of Hosahallı tank bed and ıts basın	244 acres 32 guntas
Total	702 acres 29 guntas

A map of the suburb prepared ın accordance wıth the decısıon taken by the Board ıs appended (Flag 'D') The tank bed and the valley above are shaded green A lıst of lands to be acquıred for the modıfıed second stage ıs also enclosed (Flag 'E')

8 In the circumstances explained above, I request

(i) That sanction may be kindly accorded to the three resolutions of the Board mentioned in para 1 supra, and

(ii) That instructions may be kindly issued to the Deputy Commissioner, Bangalore District, to take possession of the lands detailed in the Statement (Flag E) and hand them over to the Board pending the completion of the acquisition proceedings

In this connection, I consider it my duty - both as Chairman and a Public Servant, to bring to the notice of Government an important matter relating to the question of executing the first stage of the scheme (northern portion) on which the opinion among the members of the Board is not unanimous The majority led by Dr Koenigsberger, its author, are opposed to reopening the question on the sole ground that the Government, in according sanction thereto, must be presume to have taken expert advice and considered it in all its bearings The minority including myself, however, feel that if a fuller examination of the scheme reveals that the first stage is wholly superfluous or involves Government in wasteful expenditure it is quite open to the Board to make suitable recommendations to Government for a revision of the order I shall, therefore, now proceed to lay before Governme the arguments in support of the minority view for such consideration as they may deem proper

9 It is generally conceded that the site chosen for the Ist stage is not well-suited for the establishment of Industrial concerns, particularly, those involving the installation of heavy machinery and equipment and consuming large quantities of water in the processes of manufacture

The Industrialists who have to invest their capital and develop the industries in this area are wholly against the choice of the site, and I venture to think that their representation in this regard, deserves to be given due weight Government Officers possessing intimate knowledge of the working of Industries in our State are also in favour of developing the second stage of the scheme as the sole Industrial Suburb The opinion of three of these Officers are in the file (Vide letters flagged Q and H) while the fourth viz , the Director of Industries and Commerce has told me more than once that he is in complete agreement with his Colleagues It is true that the latter Officer was a member of the Sub Committee which passed the scheme But, I think he is not thereby precluded from changing his views for good and sufficient reasons The report of the Sub Committee appears to indicate that Dr Koeings-berger was co-opted as a rember for the purpose of drafting a schere and that the scheme which he prepared was adopted in toto by the Sub Committee without any serious discussion

10 I have consulted the Executive Engineer, Water Supply Division, regarding the availability for industrial use of filtered or unfiltered water pumped from the Thippagondana-halli Reservoir He has made it quite plain to me that the present capacity of the rising main is inadequate even to cope with the existing demand for water for domestic consumption, and that, even so, the per capita consumption in our City is much lower than in many other cities, in India The duplication of the main, when completed, will increase the daily supply from 8 million gallons to 15 million gallons, but this addition to

to the existing supply is much too precious to be diverted for industrial purposes The City is fast expanding both in extent and in population, and it is not unlikely that, in the course of a decade or so, the number of residential houses will be double their present number It is understood that the Reservoir is not capable of supplying more than 15 millions gallons per day In the circumstances, it seems unwise to permit the use of its water for industrial purposes Abundant supply of sub soil water is therefore essential for the success of the Industrial Suburb

11 As regards the financial forecast, Dr Koenigsberger estimates the cost of the 1st stage at Rs 22 15 lakhs, and the receipts by the sale of sites, at Rs 26 89 lakhs In framing his estimate of receipts, he has valued half the total site area at Rs 2/- a square yard, and the other half, at 0-12-a square yard The rate of 0-12-0 is a concession allowable to the owners of existing industries who agree to their transf to the new Suburb, and as Dr Koenigsberger now admits that th 2nd stage was planned prirarily for their benefit, he ought to have valued the entire area at a uniform rate of 0-12-0 Applying this correction to his estimate, the receipts stand reduced to Rs 14 76 lakhs The net loss to Government is of the order of Rs 6½ lakhs But this is not all The total site and area made available by the execution of the 1st stage is 406½ acres It now appears that only a fraction of this extent is all that is needed for the accommodation of the industries proposed to be shifted The Engineer Officer who had a recent discussion with the Director of Industries

and Commerce on the subject states that the number of such industries does not exceed 60, and that most of them are small scale industries which require only small plots He considers that 50 acres are quite ample to reestablish all these industries in the new Suburb In that case, the loss to Government will be much more as there is no immediate prospect of the remaining area being taken up for the location of new Industries

12 The second stage of the Industrial Suburb as modified by the Board will have a site area of about 580 acres 50 acres here may be set apart for the transfer of the existing industries A further extent of 30 acres will suffice for the new Bamboo Bazaar and the Timber Yard The balance of 500 acres appears quite ample to satisfy the present demand for sites for the establishment of new industries Moreover, there is plenty of suitable land to the west which can be utilised for the extension of the Suburb as and when the need arises If this proposal meets with approval, the entire cost of the Suburb can be reduced from Rs 41 57 lakhs to Rs 19½ lakhs, and in my opinion, this is a gain of no little consequence.

13 Recently, I had an opportunity of meeting Mr Harkness, the Town Planning Advisor to the Government of India At the meeting, Mr Koenigsberger said that he had already discussed with Mr Harkness all questions pertaining to the Industrial Suburb Our talk therefore was confined to other matters relating to the town-planning The Engineer Officer who however met Mr Harkness subsequently has reported

that he had full discussions with him regarding the revised proposal to develop the second stage of Dr Koenigsberger's scheme as the sole Industrial Suburb, and that Mr Harkness thought that the east-to-west development of the Suburb visualised in the revised proposal had many points in its favour The revised proposal has another important advantage It releases large blocks of land to the north of the Nagadi Road which are eminently fit to serve as sites for residential extensions It is easy to form one or two extensions in this locality within tolerable distances from the heart of the City Their nearness and central position in relation to the northern and southern parts of the City will make them attractive to all classes of people

14 Now that all the facts are placed before Government, it is a matter for their final decision whether the first stage of the scheme may be abandoned in the circumstances explained above or whether the Board should proceed with its execution

I have the honour to be,
S i r,
Your most obedient servant,

CHAIRMAN,
City Improvement Trust Board

gvm/-2-

Trust was approved by the Govt. to the above by H.E.S.G. 24/6/46 for this information

INDUSTRIAL SUBURB SCHEME

Part	Schemes	Trust Board Resolutions	State
I	"First Part of Industrial Subburb from Tumkur Road to Magadi Road " Area 668 A 14 G No of sites 78 Estimated cost Rs 22,13,500 Return Rs 26,88,620	"On 13th March 1946 " Resolved that the acquisition of lands for both the northern and southern portions of the Industrial subburbs be notified and taken up simultaneously in order to provide sites for every type of industry and that Govt be requested to appoint a special Land acquisition Officer exclusively for the purpose	Sanctio in G O ML-190-44 Total exp Rs 22,42 Initial e Rs 8,00,
II	"Second part of Industrial Subburb from Magadi Road to Mysore Road " Area 457 A 35 G No of sites 68 Estimated cost Rs 15,15,000 Return Rs 49,79,000		Submitted of Govt Chairman' 1942/45-4 May '46
II (Revised)	As before but including additional land for Bamboo Bazaar, Timber Yards and other industrial purposes, i e , Vasahalli Tank Bed area about 120 Acres No of sites to be decided according to actual demand Estimated cost = Rs 19,15,000 *	On 30th March '46 "Resolved that a modified estimate at a cost of Rs 19,15,000 for the 2nd stage of the Industrial subburbs be prepared and submitted to Govt for sanction "	Detailed yet rece Trust Bo

*) The initial expenditure required for both stages together will be
All further expenditure may be financed from the sale of sites

**) A good number of further applications have been received since the
these figures

B MADURE

ction	State of acquisition	Applications received	
		Big Industries	Small Industries
accorded in T-10,656-67- dated 24-4-46 diture = 00 enditure = 0	Acquisition of the total area sanctioned in G O No L 11,365/TL172-45-9 dated 18-4-46, and G O No L 14,017-22/TL 13-45-16 dated 15-6-46 Special land acquisition officer has been permitted to take posession under Section 17 LA act	31 Totally 431 acres	93 Totally 223 acres **
or sanction Trust Board letter No d ted 25/28			
stimate not ed from the			

nt Rs 14,00,000/-

mpilation of

28/6/46

COVERNMENT ARCHITECT

15

Mr M SUBBA RAO, B A
Chairman

CITY IMPROVEMENT TRUST BOARD

Bangalore dated 26th July 1946

D O No T 197/46
Enclosure only.

Dear Mr Mallaradnya,

As desired by you, I am enclosing herewith a memo of the instructions issued by the Dewan this morning after his inspection of the industrial Suburb area I have set them down from memory As you were also present, I would suggest your checking them up before submitting the memo to the Dewan for confirmation

26/7

Yours sincerely,

K Subba Rao

26/7

5/7/47

J B MALLARADHYA, ESQ , M A ,
Secretary to the Government of Mysore,
Revenue Department,
BANGALORE.

26/7

DEWAN'S INSTRUCTIONS

Both the northern and the southern portions of the Industrial Suburb to be sanctioned

The Deputy Commissioner to take possession, as soon as possible, of all lands notified or ordered to be notified under Section 17 of the Land Acquisition Act, and hand them over to the Trust Board.

In addition, the area which is fairly level, on both sides of the Industrial Suburb to the north of the pipe-line and between the Poona-Bangalore line and the Mahalakshmi Mills to be acquired and added on to the Industrial Suburb The plot selected by the Kirloskars for their Engineering Works may be given to them But whether they require as much as 30 acres has to be investigated.

In order to avoid further delay and to prevent new industries from going outside the State, the industrialists who have applied for factory sites, to be put in immediate possession of the plots ~~selected by them~~ whether in the northern portion or in the southern portion of the Industrial Suburb The chord road in the southern portion of the Industrial Suburb also to be taken up at once, and the entire road completed as quickly as possible

Lands in the Industrial Suburb not immediately required for factories to be leased by the Trust Board from year to year.

A supplementary scheme to be prepared for the acquisition and laying out of the area between the Banga-

Bangalore-Mysore Railway and the Mysore road so that it may be added on to the Industrial Suburb A strip of land to the south of and all along the Mysore Road may also be acquired and included in the Industrial Suburb (suggested by Dr Koenigsberger and approved by the Dewan)

The site selected for the implements factory to the south of the Mysore Road approved subject to the condition that frontage should be parallel to the proposed deviation road.

I am not sure if this is in accordance with orders of Dewan

25/7/

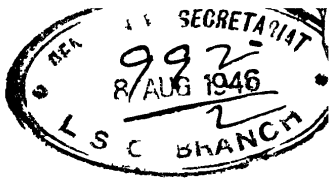
K Sreenivasa Rao
CHAIRMAN,
City Improvement Trust Board,
Bangalore.

YBR 2.

To

The Dewan of Mysore,

Bangalore.



Sir,

We beg to submit herewith copies of correspondence with the Devolopment Secretary and the Chairman, The City Improvement Trust Board in regard to the inconvenience caused to our family by the proposed acquisition of 4 acres of land belonging to us (along with other areas) near Yesavantpur for Messrs. Kirloskars Ltd., for Industrial purposes.

It has long been our ambition to settle our younger generation in the industrial field and they are being given training towards this end. We have also acquired machinery and plant at considerable cost and have been waiting for a favourabl opportunity to set up a well equipped workshop. We are sorry to say that just when we have reached this stage and are thinking of shifting the equipment to the land we have acquired for this purpose we are threatened with dispossession of this land which would have the effect of frustrating our lifelong ambition and marring our future prospects in life.

We understand that there is a large extent of land in the vicinity which would be just as suitable for the needs of Messrs. Kirloskars or other company. Considering that we are also in dire need of the land for the devolopment of a useful industry and have spent large sums on the project already we beg that this small area belonging to us may be left in our undisturbed possession and that other areas in the vicinity may be acquired to meet the needs of any other industrial concerns.

We beg to remain,
Sir,
Your obedient servants,

H V Srinivas

Bangalore,
Dated 27th July, 1946.

(Sons of Mr H V Visvesvarayya)

Given to the Dewan
30/7/46

Vide orders in
file re Kirloskars
Industrial
31/7

Industrial and General Engineering Co,
Consulting Engineers & Contractors,
MALLESVARAM P O, BANGALORE, (SOUTH INDIA)

No 331 Date 24th June, 1946

To

The Secretary to Government,
Development Department,
Public Offices,
Bangalore.

Sir,

I beg to submit herewith a copy (for ready reference) of my previous representation to you dated 21.2.46 in regard to the proposed acquisition of the four acres of land at Basavanthpur belonging to us which it was proposed at that time to be acquired for the Airmec Ltd. recently floated. The acquisition was however dropped at that time since the Company shifted to the Magadi Road. We understand that this land is now again under acquisition proceedings on behalf of Messrs. Kirloskars.

We herewith submit copy of an endorsement we have recently received from the Chairman, The City Improvement Trust Board, wherein he has stated that this area cannot be converted for Industrial purposes and that our Workshop will have to be located only in the Industrial suburb when it is formed.

We acquired this site in 1942 for the purpose of locating our Workshops seeing that Government had been good enough to afford facilities to other factories being established in this neighbourhood and that there could be no objection to encourage similarly a purely local industry to develop in the same area. To our misfortune we are now being told that we cannot have our factory here though even now other new factories appear to be allowed to be located nearby. We fail to understand why we alone should be denied the use of the land already in our possession and why this should be acquired for other interests of a similar nature We may add that having started from very small beginnings and spent large sums to build up this business, it is our intention, after our

Industrial and General Engineering Co ,
Consulting Engineers & Contractors,
MALLESVARAM P O, BANGALORE (SOUTH INDIA)

No 331(cont'd) *Date* 24th June, *1946*

organisation is completed to convert our business into a Joint Stock concern and we feel we are fully entitled to the consideration we are asking.

We request therefore that 1 the present acquisition proceedings in respect of our 4 acres of land may be dropped, (2) a further area of about 4 acres contiguous to our present holding for which we were already negotiating,may be acquired for us to allow space for our full activities and devolopment later and that the price and conversion terms for this may be on a par with the terms granted to the other concerns already started and about to be started in this area,and (3) the conversion of this area be immediately authorised.

We beg to state in this connection that the conversion of this area for industrial purposes is obviously inevitable and we therefore request that we may be spared the threat of eviction every time a new industry is started and our right for existence in this area be once for all recognised by dropping the acquisition proceedings for this area, the grant of the extra 4 acres as requested and the grant of immediate permission for conversion of these 8 acres for locating our workshops there

Yours faithfully,
H.V Nanjundayya

No.332 dated 24.6.1946.

Copy of the above is forwarded to the Chairman,The City Improvement Trust Board for favour of information with reference to his No.1793 dated 11.5.46.

COPY.

H Nanjundayya

Industrial and General Engineering Co
Consulting Engineers & Contractors
MALLESVARAM P O BANGALORE (SOUTH INDIA)

No *Date* 21st Febry., 1946

To

The Secretary to Government,
Development Department,
Public Offices,
Bangalore.

Sir,

I beg to submit the following representation for the kind and favourable consideration of Government.

We have built a large Mechanical Workshop and Foundry at Mallesvaram at the Junction of the 4th Main Road and the 15th Cross Road and on account of the later possibility of having to shift this workshop outside the City area in view of the present policy of Government in this respect we acquired in 1942 a 4 acre plot adjacent to The Mysore Lamp Works and on the Western side of the Railway line for the location of our Works.This plot is shown s shaded in the blueprint submitted herewith.

Ever since the time of purchase we have tried to get a permit for locating our Workshops here and even as late as December, 1945 we presented an application to the Chairman,The City Improvement Trust Board requesting permission but were told that this area was not going to be permitted for the location of any industry and so the application was not received.We were however assured that this property would not be acquired.On this we presented another application requesting for a plot of land to be allocated to us beyond the loop line in this area only as we could not,in view of our present location,move to any area farther than this.We herewith submit copies of both these letters,the latter still pending with the Trust Board.

We now understand that this area forms part of a plot of about 22 acres which is proposed to be acquired for the new Radio Company, The Mysore Airmec Co.,Ltd.,and that the acquisition pro-

Industrial and General Engineering Co
Consulting Engineers & Contractors
MALLESVARAM P O, BANGALORE (SOUTH INDIA)

No Contn sheet 2. Date 21st Febry., 194 6

proceedings are also under way.We request that this area of 4 acre may kindly be caused to be deleted from the area proposed to be acquired and that we may be permitted to locate our Workshop here. Any other area than the one acquired by us would be of no use to us since the main object of our buying this plot lies in its nearness to our present Workshops and residence and any necessity to shift to a farther distance would practically put a stop to all our activities in this direction and jeopardise the very continuance of our Workshop.Out of such a large area of ?? acres proposed to be acquired for the new Company the deletion of this small area of 4 acres would not make any material difference while for us its acquisition would jeopardise our very existence.They could easily spread out a little farther on the other sides if this full area is required.This area of 4 acres being at an extremity could be easily be left out without affecting their remaining area.

There are a number of Factories spread all over this area and a general Workshop of the nature that we propose to put there would be of invaluable assistance to all these industries as there is at present no workshop anywhere in this area.

In view of the above facts and in view of our prior claim to the protection of our benign Government for a local industry which we have long proposed to locate here we request that Government may be pleased to cause this area to be deleted from the acquisition proceedings now instituted and that we may be permitte to locate our Workshops there.

Yours faithfully

COPY.

No.1793 Office of the City Improvement Trust Board,
Seshadri Road,
Dated,Bangalore,10th May,1946.

Endorsement.

With reference to his application dated 21.2.46 addressed to Government (copy sent to this Office) requesting to exclude 4 acres of land bearing S No.52 of Kothamaranahalli Village of Yesavantpur Hobli,Bangalore North Taluk,from acquisition and to permit him to shift his Mechanical Workshop and Foundry from Malleswaram to this place, Mr.H.V Nanjundayya, C/o The Industrial & General Engineering Co., Consulting Engineers and Contractors, is informed that his request cannot be granted as the workshop will have to be located only in the Industrial Suburb when it is formed.

(Sd) Y.Ramaswami,
for Chairman,
C I.Trust Board.

COPY.

H Nanjundayya

sent to Government after it was perused by the members of the Board and that this was not done.

Mr. Gupta said that recently a meeting of the applicants for sites in the Industrial Suburb under the Chairmanship of a non-official was said to have been convened in this office without the knowledge of the Board, that at that meeting it was resolved that the majority of the applicants were of opinion that the northern portion of the Industrial Suburb sanctioned by Government was unsuitable for the purpose, that therefore the southern portion of the Industrial Suburb be sanctioned, that he heard that it had reached the stage of Government passing orders on the resolution passed at the said meeting in which case it would mean that Government were passing orders contrary to the resolution passed by this Board he then wanted to know how many applicants were present at the meeting, the names of all those that were not in favour of having the northern portion as Industrial area and that he wished to see all the papers relating to the holding of the meeting and proceedings drawn.

The Chairman said that he would collect all these papers and place them before the Board at its next meeting.

Mr. Gupta then urged that a resolution be passed and sent to Government immediately requesting them not to pass final orders on the resolution arrived at at the informal meeting held by the Industrialists sometime back and moved the following resolution -

> "That in view of the conflicting views that have been expressed by the Chairman and the Board and others regarding Industrial Suburb, this Board reiterates its resolution passed on 8th July 1946, and urges on Government to sanction the scheme as originally contemplated; that if for any reason, the Government contemplated any change, this Board requests Government to consult the Board before passing final orders".

Mr. A.J.Khaleel seconded the above resolution, and it was firstly passed.

The proceedings of the last meeting having been already sent to the members, were then taken as read and confirmed.

SUBJECT NO 1. Government Notification No.521/C.B.88446-1 dated the 3rd August 1946, appointing Mr. Subba Rao, B.A., the previous Chairman as Commissioner of Income-tax.

Read and Recorded.

SUBJECT NO.2. Government Notification No.....

114-46-1, dated the 5th August 1946, appointing Mr. C. N. Narasinga Rao, B.A., B.L., as Chairman of the Board for a period of three years vice Mr. K. Subba Rao, appointed Commissioner of Income-tax.

Read and Recorded.

SUBJECT NO.3. Memo No.A3.L.A.P.33 of 45-46, dated the June 1946 from the Deputy Commissioner, lore District, re. the conversion of S.Nos.3/2 and 3/3 thimmanahalli, Kasaba Hobli, Bangalore North Taluk, pray by Mr. K.N.Iyyanna Setty, for starting some factories.

Deferred.

It was further "RESOLVED that all subjects relating to conversion of agricultural lands for building purposes be placed at a Special Meeting for consideration".

Mr. Kapanna suggested at this stage the desirabilit of referring to the Municipality the subjects relating to conversions as is done by the Municipality which invariably cons the Trust Board in such matters, with a view to avoid any controversies at a later stage between the Municipality and t Trust Board.

The Chairman said that this aspect would be examine and final conclusions may be arrived at later.

SUBJECT NO.4. Memo No.L.14363 dated the 24th June 1946, from the Secretary to Government, Revenue Departmen forwarding for remarks a Memorandum dated the 15th June 1946, submitted to the Minister for Public Health and Education, by the Secretary, Bangalore City Co-operative Bank, Ltd., re. th acquisition of 1,000 sites in Bangalore City area to build houses for the accommodation of its members and staff.

"RESOLVED that the request of the Institution be sympathetically considered along with other applications at the time of allotting sites after the layouts were formed".

SUBJECT NO.5. Application dated the 10th May 1946, from Mr. N. Siddaiya, Special Officer for Depressed Classes, Bangalore District, praying for a site in Wilson Gar Extension either free of cost or at an upset price.

Deferred.

In this connection, Mr. Gupta wanted to know the number of sites that were available in the Wilson Garden Extension when it came to the charge of the Trust Board, the number of sites disposed of since and the balance now availabl

8561/L

GR S III—3]

ROUTIN

[To be used only for notes, requisitions, et

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Ltr 10/7

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V O 249 pl get accepted the plan of the I stage from the first Architect since

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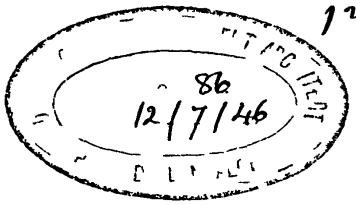
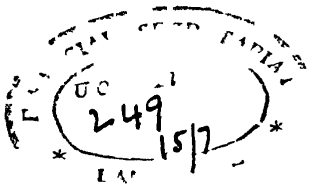


Returned with compliments

Two prints, one showing general layout for the first Stage of Industrial Suburb, Bangalore West, for sites, and another extract from Revenue Survey Map, showing the Industrial Suburb, Bangalore West I St Stage, with the main, link and interior roads, are herewith enclosed as desired

Assistant Secretary
L S & Branch

for Ramachandra Rao
Assistant Architect
13 7 46



This will be sent to Financial Secn

13/7

13/7/46

N B —Should routine notes be written on small slips the notes must be copied or slips pasted on this form

WD 0873—GPB—2 000—20 11 45

PROCEEDINGS OF THE MEETING OF THE BANGALORE CITY IMPROVEMENT TRUST BOARD HELD ON MONDAY THE 19TH AUGUST 1946 at 4 P.M.

PRESENT

26-8-1946

Mr. C.N.Narasinga Rao, B.A., B.L.,
Chairman.

Members

1. Rajakaryaprasakta
M. Narasimhaiya, Esq., B.A , C.E , M.I E (Ind.),
Chief Engineer for Irrigation in Mysore, Bangalore.

2. Rajasevasakta
Dr. P. Parthasarathi, L M.S., B S Sc.(Mad.), L R.C.P & S (Edin.), D.T.M.(Lond), D.P H.(Camb),
Director of Public Health in Mysore, Bangalore.

3. Dr. O.H.Koeingsberger, Dipl., Eng , Dr.Eng.(Berlin),
Government Architect in Mysore, Bangalore.

4. Safi Darashah, Esq., B.A ,
Municipal Commissioner, City Municipality, Bangalore.

5. Mr' B N Gupta.

6. Mr. K.M Nanna.

7. Mr. V.K.Govindarajulu, B.A , B.L.

8. Mr. A.J.Khaleel, B.A , B.L.

9. Mr C. Channiah

Press Representatives of the leading Kannada, Urdu and English Newspapers also attended the meeting on invitation.

Before commencing the proceedings of the meeting, Mr. A.J.Khaleel moved the following resolution -

"That this Board expresses its satisfaction and wishes to convey its thanks to Government for having appointed a non-official as Chairman of the Board.
That this Board further wishes all success to the new Chairman in the discharge of the most responsible duties devolved on him and trusts that the non-official Chairman would put forward his best efforts to see that the various schemes pending before the Board are pushed through vigorously without red-tapism and thus afford urgent relief to the public at large who are in dire need of houses for residential purposes"

Mr. Govindarajulu supported the above resolution and said that the Board hoped that the New Chairman would,

during his term of office show better progress in pushing through the several schemes pending before the Board.

Mr. B.N.Gupta spoke associating himself with Mr. Khaleel.

Rajakaryaprasakta Mr. M. Narasimhiah spoke agreeing with the sentiments expressed by the members in welcoming the new Chairman and stated that during the regime of the Official Chairman, if there was any delay at all, in execution of Schemes it was due to preliminary difficulties attendant on such schemes. assured the new Chairman of the fullest support and co-operation of the members of the Board in pushing through the Schemes.

The Chairman, in reply thanked sincerely the several members for the welcome accorded to him and the assurances given by them of their support and hearty co-operation in the discharge of the most responsible duties expected of him. He then expressed his loyalty to the Throne and deep sense of gratitude to His Highness the Maharaja and His Government for the opportunity given to him to serve the public in his new office and said that the work before him and the Board was one of great responsibility and of an onerous nature, and he hoped to carry on successfully with the co-operation and assistance of the members of the Board and the staff of the office, and also of the Press and hoped that the Housing Scheme would soon be put into operation in the several extensions contemplated and the great hunger for houses prevailing in the City at present would be satisfied soon. In conclusion, he thanked the Press Representatives and through them the Public, through whose co-operation alone it was possible for the Schemes to be popularised.

The Agenda was taken up.

Mr. Govindarajulu suggested that the proceedings of the Board be got printed and distributed to the members as was done in the Municipality, and that all the proceedings of the previous meetings be got printed for distribution.

This was agreed to.

At this stage, Mr. Naganna wanted to know if the revised draft letter proposed to be sent to Government re. Industrial Suburb was ready and if so, that it might be placed on the table.

The Chairman read out the letter addressed to Government in this behalf.

Mr. Naganna observed that what transpired at the previous meeting was that the revised draft letter should be

The Engineer Officer said that formerly the Wilson Garden Extension was in charge of the Public Works Department under the control of the Chief Engineer for Roads and Buildings, that after the Trust Board was formed, the charge of the Extension was transferred to the Engineer Officef before the Chairman was appointed, that at that time, there were 93 sites available for disposal, besides a strip of land not demarcated into sites lying between 5th and 7th main road along the main drain. Out of four out of 93 sites model houses have been built. Out of the undemarcated strip of land an extent of 25,000 sq. yds. was sold to Mr. M. P. Rajagopal Naidu of Madras for the construction of Automobile workshop and staff quarters at an upset price of Rs.1-8-0 a sq.yd. as per Government Order No. L.12432-9/11.157-44-98 dated 22nd June 1945, and that a further extent of 27,778 sq.yds. to the Bangalore Transport Company at the same rate as ordered by Covernment in their No.L.1502-7/11. 85-45-24 dated the 30th August 1945. Beyond this, no other site has been sold to anybody. There are now 89 sites availab for disposal in this extension as also an extent of about 10,0 sq.yds. out of the undemarcated strip of land.

Mr. Nagappa then reminded the Board of its previous resolution that the available sites in the Wilson Garden Exten sion be sold by public auction and asked why this was not pursued and action taken accordingly. He further urged that the resolution of the Board be given effect to even now.

The Chairman said that he would look into the matt and furnish all particulars relating to the disposal of sit in the Wilson Garden Extension and place them before the Bo at its next meeting.

SUBJECT NO.6.

Deferred.

SUBJECT NO.7. Consideration of the rates quoted by the le Newspapers for the publication of the tende Notifications in respect of the Board works - as per resol No.9 and 10 of the Board meeting held on 23rd Februar, 19

"RESOLVED that the disposal of this question in best interests of the Board be left to the Chairman".

SUBJECT NO 8.

Deferred.

SUBJECT NO 9. Memo No.L.1949-53 dated the 1st August 19 from the Secretary to Government, Revenue Department, forwarding for the opinion of the Board a c of his letter No.L.1930-48 of even date addressed to th Deputy Commissioners of Districts and Presidents of Dis Boards in the matter of enhancing the rates of Dearnes and High-price allowance paid to the non-gazetted offi

of the Local Bodies by 50% as has been ordered in the case of such Government employees in the Government Order dated the 20th July 1946.

"RESOLVED that the enhanced rate of Dearness Allowance sanctioned in the Government Order under reference be made applicable to the Trust Board employees also".

SUBJECT NO.10. D.O.letter No.L.770 dated 16th July 1946, from the Secretary to Government, Revenue Department, in the matter of providing about 50 sites in the proposed Kankanpalya extension to the A.K.residents of Gangamcheri in lieu of their properties acquired by the Bangalore City Municipality.

"RESOLVED that the prayer of the petitioners be considered sympathetically while allotting sites after the layouts were formed. The Board recommended in this connection that steps be taken to demolish the houses in Gangammacheri which had been acquired and the concerned authorities be addressed in this matter".

SUBJECT NO.11. Copy of petition dated 27th July 1946 addressed to the Dewan of Mysore by the Adikarnatakas of Gangammanapalya, Bangalore City, requesting to stay the sale of public auction proposed by the City Municipality of the adjoining cocoanut garden where sites are proposed to be formed and to grant the sites to them as their houses have been acquired in Gangammanpalya.

"RESOLVED that in view of the above decision re. their prayer for grant of sites, an endorsement be issued to the petitioners that they might approach the Municipality in the matter of stay of sale"

SUBJECT NO.12. Letter No.L.13292/W.E. dated 28th May 1945 from the Secretary to Government, Revenue Department, forwarding for the opinion of the Board a draft of the Mysore Town Planning Bill proposed to be introduced in the next Session of the Representative Assembly.

Dr. Koelngsberger suggested that the Town Planning Act in Mysore be devised on the lines of the Madras Town Planning Act.

The Chairman said that the Madras Act was quite different from the one proposed to be introduced here, that the Chairman here was ment to be the Chairman of the Trust Board which consisted of a Committee of Experts whose decision need not be subject to the approval of the Director of Town Planning but that in the Madras Act, all schemes of improvement were subject to previous consultation with and the approv of the Director of Town Planning.

After some discussion. the Board RESOLVED

"THAT a Sub Committee consisting of the Chairman, Dr. Koenigsberger and Mr. Gupta be formed to go into the question in detail and furnish their views in a week and that in the meanwhile, an interim reply be sent to Government accordingly".

SUBJECT NO.13. Government Order No.L.2147-9/M1.149-45-88 dated the 6th August 1946, sanctioning the annual free supply of light clothing with belts and badges to six menials of this office according to the scale fixed.

RECORDED.

SUBJECT NO.14

Deferred.

SUBJECT NO 15.

Deferred.

SUBJECT NO.16. Letter No.A6-P.P.104 of 45-46, dated the 16th July 1946, from the Municipal Commissioner, Bangalore City, requesting to intimate whether Municipal number may be given and assessed in respect of land S.No.41/2 of Siddapur village owned by Sri N.S.Krishnakumari as this land has been already converted by the Deputy Commissioner in May 1944, with Engineer Officer's note thereon dated the 28th July 1946.

"RESOLVED that a reply be sent to the Municipality to defer giving Municipal number to the land in question in view of the fact that the survey-number under reference comes within the proposed green belt area and as there is a proposal to run a traffic road on this land".

SUBJECT NO.17. Draft letter to the Director of Survey of India Southern Circle, Bangalore, prepared by Dr. Koenigsberger in thematter, of undertaking the preparation of survey maps required for extensions under the Housing Scheme, with the Engineer Officer's note thereon dated 1st August 1946.

The Chairman said that the Engineer Officer was of opinion that as the Engineer Officer and his staff generally prepare the survey maps in a very detailed manner, it was perhaps un-necessary to entrust the work to the Survey of India party in view of the heavy cost that may have to be incurred.

Dr. Koenigsberger said that the letter was a draft in accordance with the resolution of the Board at a previous meeting and that it might therefore be issued.

Mr. M. Narasimhaiya desired that the letter be read over for information.

The Chairman read the letter drafted by Dr. Koenigsberger.

Mr. Narasimhaiya then suggested the issue of the letter after omitting the first two paras. But, after further discussion, it was agreed that the letter be sent as drafted, with the modification drawn to a scale of 16" to a mile in para 3 of the letter.

SUBJECT NO.18. Letter dated the 17th July 1946 from Rajadharma pravina Diwan Bahadur K.S.Chandrasekhara Iyer, Retired Chief Judge, Mysore High Court, in the matter of giving underground connection to his house by running a line along Ranga Rao Road with Engineer Officer's note thereon.

The Chairman said that at present, there was no Main running in the Ranga Rao Road and that the grant of one would very much help the needs of many houses which have sprung up in the locality.

It was RESOLVED "that the request be granted and underground lines put in".

SUBJECT NO.19

Deferred.

SUBJECT NO.20.

Deferred.

SUBJECT NO 21. Consideration of the modified estimate for the layout behind Sri Ramakrishna Mutt.

The Chief Engineer said that he had occasion to inspect a few days back the area adjacent to the Kempambudhi Tank, that it was very filthy and wanted to know if the cleaning up of this area was also included in the estimate under reference and if not, to have it included as it was a necessity and the cost also would not exceed Rs.5,000/-

The Chairman said that the disposal of sewage and improvement of Guttahalli area, separating it from the Storm water Drain were under the consideration of Government and that steps would be taken to have this area improved shortly.

After some discussion, the Board RESOLVED "that the estimate relating to the Sri Ramakrishna Mutt Extension be approved with an addition of Rs.5,000/- for cleaning up the area round about Kempambudhi Tank and that a notification under Section 16 (2) of the City of Bangalore Improvement Act be issued"

SUBJECT NO.22. Letter No.C1.449 of 46-47, dated the 9th August 1946, from the Revenue Commissioner in Mysore, Bangalore, forwarding a copy of letter No.A3.Con.Peg.2 of 46-47 dated the 26th July 1946 received from the Deputy Commissioner, Bangalore District, re. the conversion of 2 acres 19 guntas in S.No.5/1 of Malenahalli, Bangalore North Taluk - prayed for by Mr. Rama Lakshman Sinhali for building purposes.

RESOLVED that the conversion applied for be permitted"

SUBJECT NO.23

Deferred.

SUBJECT NO.24.--Un-official file No.301 dated the 14th August 1946, from the Secretary to Government of Mysore, Revenue Department, Bangalore, re. the grant of a suitable site for the construction of a building for housing the Bangalore City Co-operative Housing Society and 400 sites in any of the extensions to be formed to the Society for being granted to the members of the Society.

RESOLVED that the Society be informed that the Board was prepared to consider its requirements when sites in Lalbagh Extension were formed and that the Society might be further asked to choose a fresh site for the Office building in one of the Extensions to be formed by the Board as the site adjacent to the Protestant Cemetery was not available and that a reply be sent to Government accordingly".

SUBJECT NO.25.

Deferred.

SUBJECT NO.26. Un-official file No.392 dated the 14th August 1946 from the Secretary to Government, Revenue Department, Bangalore, re. the application of the Maruthi Extension Association (Union) Bangalore regarding conversion of S.Nos.42, 43 Khata Maranahalli (Mudlapa Flood) Bangalore, with the Engineer Officer's note thereon.

The Chairman pointed out the area comprised in the Extension proposed and said that the conversion of this area would not be feasible in view of the fact that if this were allowed, the case of the holders of adjacent survey numbers whose conversion was applied for by eminent people like Sir. J.C.Ghose and others would also have to be considered.

Mr. Naganna suggested that as in the case of Yankanpalya and other residential extensions, an extension with

a Unit of 4,000 sites be formed in this area for residential purposes.

After some discussion, it was resolved "THAT proposals for a comprehensive scheme with a Unit of 4,000 sites in this area be got prepared and approval of Government obtained therefor".

SUBJECT NO.27. Letter No.88, dated the 27th July 1946 from the Chairman, Committee of Indigenous Systems of Medicine, re. the area required for raising a Herb Garden in the Dharmambudhi Tank with the Engineer Officer's note thereon.

The Chairman invited reference to the previous resolution of the Board on the subject and requested for the opinion of the Board in regard to the request of the Chairman Committee of Indigenous Systems of Medicine.

After some discussion, the Board "RESOLVED that as certain improvements had to be effected in the area and in view of certain other considerations (vide the letter of the Chairman), the tank in question be retained and Government be requested not to transfer its control to the Municipality as originally resolved and that a reply be sent to the Chairman, Committee of Indigenous Systems of Medicine that an additional area of 9½ acres of land required for the Herb Garden will be made available to him in the tank bed area".

(SD) C.N.NARASINGA RAO,

CHAIRMAN,
City Improvement Trust Board,
Bangalore.

YNR/-

18-29/46

Copy to the Assistant Engineers, City Improvement Trust Board, Bangalore.

FOR CHAIRMAN.

PROCEEDINGS OF THE GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

Revised G.O

Read -

Government Order No.L.10656-64/M1.190-44-3 dated 26th April 1945 sanctioning the first stage of the scheme for the formation of an Industrial suburb to the west of Bangalore City at an estimated cost of Rs.22,42,000/-.

2. Letter No.1942/45-46 dated 28th May 1946 from the Chairman, City Improvement Trust Board, Bangalore, requesting orders of Government on the marginally noted three resolutions passed by the City Improvement Trust Board at its meeting held on 13th March 1946 and 30th March 1946 regarding the First and Second stages of the Industrial Suburb Scheme and the shifting of the present Bamboo Bazaar and the Timber Yard to the Industrial Suburb area.

Resolutions dated 13-3-46.

"Resolved that the acquisition of lands for both the northern and Southern portions of the Industrial Suburb be notified and taken up simultaneously in order to provide sites for every type of industry and that Government be requested to appoint a Special Land Acquisition Officer exclusively for the purpose".

"Resolved that the new Bamboo Bazaar and the Timber Yard be located to the north of the Mysore-Bangalore Railway line and on both sides of the new road to be formed from the new Railway Goods Yard on the Magadi Road to the Sirsi Circle on the Mysore Road".

Resolution dated 30-3-46.

"Resolved that modified estimate at a cost of Rs.19,15,000/- for the second stage of the Industrial Suburb be prepared and submitted to Government for sanction".

ORDER No.

Dated, Bangalore, Aug. 1946.

1) The City Improvement Trust Board, Bangalore, has at its meeting held on 13th March 1946 and 30th March 1946 resolved that the First and Second stages of the Industrial Suburb Scheme be taken up simultaneously and that the Bamboo Bazaar and the Timber Yard be shifted to the North of the Mysore-Bangalore Railway line. It is reported that the question of the layout of the First stage of the Industrial Suburb Scheme is pending formal handing over of possession of the land acquired for the purpose.

2) The Second stage of the Industrial Suburb Scheme as prepared by the Government Architect is estimated to cost Rs.15,15,000/-. After taking into account, the additional lands proposed to be acquired for locating the Bamboo Bazaar, Timber Yards, etc., the second stage of the scheme is estimated to cost Rs.19,15,000/-.

3) It has been brought to the notice of Government that there are certain industrialists who are ready to proceed with the construction of factories immediately in the area situated to the west of the Lamp and Glass Works and lying between the Bangalore Poona Railway line and the new Chord Railway line

4) After a careful consideration of the question, Government are pleased to direct that about 230 acres of land in Yeswanthapur village situated between the Mahalaxmi Mills and the Glass and Lamp Works and about 370 acres of land in Kempapur Agrahar village situated to the South of the Magady Road bounded by the existing Mysore Railway line, link road and a line in the direction of the

ɔsahalli Tank bund, may be immediately acquired for the location f certain Industries. The Chairman, City Improvement Trust oard and the Engineer Officer should proceed withthis work on ehalf of Government and the Scheme contemplated in the present roposal will get merged in I and II stages of the Industrial uburb Scheme recommended by the Trust Board.

5 The Deputy Commissioner, Bangalore District is requested to take immediate action for the acquisition of these lands (about 600 acres in the Bangalore North Taluk) after ascertaining the correct details of survey numbers, Khatedars and the extent to be acquired in each survey number. The declaration statements in this behalf may be submitted to Government under Section 17 of the Land Acquisition Act and action should be taken to put the industrialists in possession of the lands.

6 Government further direct that the following Industries may be allotted sites in the Industrial Suburb area, after the acquisition proceedings are completed and bearing in mind the instructions noted in the margin.

1) No body should be given more lands than what is actually required by them for industrial purposes.

2) The value of sites should be fixed with reference to cost of acquisition plus conversion fine payable under the rules and the cost of layout.

3) Conditions should be prescribed that failure to start the work within a specified time will entail resumption and that alienation of land allotted for a specific purpose would also involve summary resumption. If necessary the parties should enter into a legal agreement binding them to certain conditions as prescribed by the Government in this behalf.

4) The Layout of each block should have reference to the size of the Factory or Factories proposed to be put up in each block.

5) Care should be taken to see that disposal of lands proceed paripasu with acquisition as far as possible.

6) The acquisition of lands not immediately required may be deferred, though the Survey Nos. may have been notified in the Gazette. The question of taking possession of such lands should similarly be deferred.

1) Mysore Government Soap Factory. 8 10 Rs. [illegible]

2) Messrs. Kirloskars. ... 10 12

3) Mr. H.V. Nanjundaiah. ... Abo acr (in exchange for lands belonging to him now under acquisition).

4) Bitumen Factory. A

5) Mr. Dominick's Factory.) in t r m

7 Orders re the employment of a separ Land Acquisition offi for the Trust Board w be issued separately. The Land Acquisition Officer to be employe in this connection ma be associated with th Chairman, City Improv ment Trust Board, Bangalore

8) The Chairman, City Improvement Trust Board and the Deputy Commissioner, Bangalore District are requested to take all further action in the matter quickly so as to give effect to these orders.

For Secretary to Government,
Revenue Department.

To

The Chairman, ~~xxxx~~ City Improvement Trust Board, Bangalore.
" Deputy Commissioner, Bangalore District,
" Chief Engineer, for Roads and Buildings,
" Chief Engineer, for Irrigation,
" Municipal Commissioner, Bangalore City (through the President)
" Director of Industries Commerce in Mysore

MINUTES OF INSTRUCTIONS OF THE DEWAN ON THE VARIOUS SCHEMES UNDERTAKEN OR CONTEMPLATED BY THE CITY IMPROVEMENT TRUST BOARD, BANGALORE, DURING HIS VISIT TO THE OFFICE ON THE 26TH DECEMBER 1946

--oOo--

I. INDUSTRIAL SUBURB.

THE Dewan enquired as to progress made with regard to the acquisition of lands required for the first and the second stages of the Industrial Suburb

The Chairman brought to the notice of the Dewan that Notification for the acquisition of lands in respect of the first stage had been published in the Gazette dated 1st August 1946 under Section 17 of the Land Acquisition Act and that possession of the lands notified had not yet been given, that the second stage was pending orders of Government, as also the proposals for the further additions to the Northern and Southern sides in order to bring about a comprehensive Suburban area, and that an extent of about eighty acres in the area forming the second stage has however come to the possession of the Trust Board through the Public Works Department The Chairman also urged the need for pushing through the Chord Line

After discussing with the Chairman the details of the Scheme, and ascertaining the cost of acquisition and layout, and the proposed selling rates etc ,

the Dewan observed that the rates proposed by the Board towards the cost of sites was rather very high and required to be modified suitably so as to bring the sites within the easy reach of every Industrialist who was keen on starting his business His further instructions were that the average cost on the entire Industrial area should be worked out and that different rates for different localities should be fixed, having regard to the amenities and conveniences commanded by different localities, such as nearness to the Railway siding, traffic facilities for transport, etc , and that this principle should be borne in mind in fixing the valuation both for acquisition as well as sale of sites. As regards persons who already owned lands in the Suburb & who wanted to start Industries, the Dewan observed that their cases had to be considered and adjusted on terms & Conditions

The Dewan also instructed that the Industrial Suburb area should be limited on the Mysore Road to the end of the Railway Chord line and where the Airmec and other Factories are located, that the construction of Factories beyond this limit should on no account be permitted and that the area between Magadi Road and Mysore Road and a little beyond the Mysore Road should also be acquired and kept reserved, with a view to prevent other buildings coming up in the area, and to have effective control over the area

ESTIMATE FOR THE LAYOUT OF THE MODIFIED SECOND STAGE OF THE INDUSTRIAL SUBURB

1	Land Acquisition including Statutory Allowance and crop compensation	Rs 4,67,000/-
2	Laying out Chord Link & Interior roads	Rs 4,74,000/-
3	Water Supply including distribution system	Rs 1,50,000/-
4	Drainage scheme	Rs 2,00,000/-
5	Electric Supply - Line and street Lighting	Rs 2,00,000/-
6	Division and Demarcation of plots	700/-
7	Establishment, Investigation, Demarcation etc	Rs 6,000/-
8	Public Amenities	Rs 2,000/-
9	Improvements to the villages in the area	Rs 2,000/-
10	Housing of essential labour	Rs 7,000/-
11	Miscellaneous	6,000/-
	Total	Rs 15,15,000/-

EXTRA EXPENDITURE FOR 300 acres more

12	Land Acquisition inclusive of Statutory allowance and crop compensation	Rs 3,00,000/-
13	Laying out roads, water supply, drainage and Electric Supply etc	Rs 1,00,000/-
	Grand Total	19,15,000/-

V. Ramaratnam
ENGINEER OFFICER,
C I Trust Board

26 4 46

G R S App F G 3

GENERAL AND REVENUE SECRETARIAT

(*Continuation sheet draft form*)

Immediate

40

W

L 10891

4/2/47

Dear Sir,

I am desired to state that ~~it is seen that notice of inspection~~ hereafter an attested copy of the Dewan's or Minister's instructions issued under such instructions of the Trust Board works in Baralore City, may be sent to the Secretary to Govt, the Revenue Dept, promptly

I am to add that intimations of such inspections may also be sent to this Office in future well in advance

Yours sincerely

for

Q copies - for issue must be Revenue Secy's signature. Some other Engineer

Sd/11/47

M Navaratna Rao Esq
B.A B.L
Chairman C.D.T
Bangalore

WD 0565—GPB—22500—3-11 38

ARADHYA, M A ,
retary to Government

GENERAL AND REVENUE SECRETARIAT

Dated Bangalore 4 Jan. 1947

L 10891

I am desired to state that hereafter an approved copy of the Dewan's or Ministers' instructions issued after such inspection of the Trust Board works in Bangalore City, may be sent promptly to the Secretary to Government, Revenue Department.

I am to add that intimations of such inspections may also be kindly sent well in advance to this office in future, to enable the Secretary to be Present at such Inspections if required

Yours Sincerely

(Sd) J B Mallaradhya

C.N.Narasinga Rao, Esq., B.A., B.L.,
Chairman, City Improvement Trust Board,
B a n g a l o r e.

G R S App F G 3

GENERAL AND REVENUE SECRETARIAT

(*Continuation sheet draft form*)

To

M/s Kirloskar Bros,
Sri Narasimharaja Road
Bangalore city

Dear Sirs

Subj - Site for the Electric Factory

Dear Sirs,

In reply to your letter dated 22-8-46 addressed to the Dewan of Mysore on the above subject, I am desired to inform you that the Govt have decided to allot to your company twenty acres of land, in the Industrial Estate area, Bangalore, for the factory purposes.

Yours faithfully

for

For Revenue Secretary to Govt

Memo No of Govt
City Well Chains C-S-T
Power Above for information.
Copy to Elec Branch with file

Some advice
for
9/11/46

WD 0565—GPB—22 500—8 11 38

GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

No L. 10892

General and Revenue Secretariat,

Dated Bangalore, 4/2/ ~~Jan.~~ 1947

FROM

The Secretary to the Government of His Highness the Maharaja of Mysore

Revenue Department.

To

Messrs. Kirloskar, Bros, Ltd.,
Sri Narasimharaja Road,
Bangalore City.

Subject:- Site for the Electric factory.

Dear Sirs,

In reply to your letter dated 22nd August 1946 addressed to the Dewan of Mysore on the above subject, I am desired to inform you that the Government have decided to allot to your company twenty acres of land in the Industrial Suburb area, Bangalore for factory purposes.

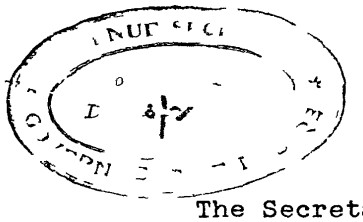
Yours faithfully,

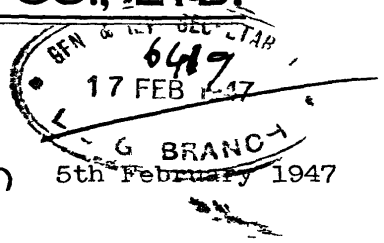
Secretary to Government,
Revenue Department.

PHONE NO 2378

KIRLOSKAR ELECTRIC CO., LTD.

SRI NARASIMHARAJA ROAD
BANGALORE CITY





5th February 1947

The Secretary to Government,
Revenue Department,
Bangalore

Dear Sir,

Re Site for Kirloskar Flectric Company, Ltd

We acknowledge with thanks receipt of your letter No L 10892, dated 4-2-1947, on the above subject

Yours faithfully,
KIRLOSKAR ELECTRIC CO ,LTD
Dy General Manager

RLK/KV

The file has been sent to Dewan This will be despatched

18/2/47

References to Government from the Bangalore City Improvement Trust Board.

Sl. No.	Subject.	Remarks regarding stage of pendency etc.
1.	Draft rules for regulating the conduct of business in the City Improvement Trust Board.(3/12/46).	The file has been referred to the Legislative Branch for opinion on 24-12-1946. (To be expedited) ARM
2.	Draft report of the Sub-Committee of the City Improvement Trust Board on the Town Planning Bill.(1957/9-9-46).	The question of placing the Town Planning Bill before the Representative Assembly of October 1946 was considered and as it was too late it was deferred. This report has been put up in that connection. Further action has yet to be taken in the matter.
3.	Soliciting sanction to the proposals for extending the operations of the Trust Board, Bangalore, to the limit of five miles from the existing municipal boundaries. (5/9/46).	The file was submitted to the Minister for Education and Public Health after calling for the opinion of the Revenue Commissioner. It has been received back from the Minister on 2-1-47 calling for information as to the action taken by the Deputy Commissioner, Bangalore District, in the matter. The Deputy Commissioner, Bangalore District, has been written to on 6-1-47.
4.	Soliciting proposals for taking aerial photographs and block level survey of the City of Bangalore and surrounding areas. (5-9-1946).	Submitted to the Dewan with Draft Submission Note on 9-1-47. I believe this has been approved. ARM
5	Soliciting instructions re the disposal of sites and model houses in the Wilson Garden Extension. (4980/23-10-46).	Submitted to the Minister and the Dewan with notes on 6-1-47. This has been disposed of ARM
6.	Proposals for the sanction of establishment of the City Improvement Trust Board Office. (27/31-1-5-1946).	The entire establishment of the Board has been sanctioned and the question of making the establishment permanent and of granting allowances etc. is under consideration. Further information has been called for from the Chairman, C.I.T. Board.
7.	Proposals for the disposal of a site 150' x 80' adjacent to site No.186 in Wilson Garden to H.H. Sriman Maharaj Hirabai Sahiba Power, Junior Maharani Devas Senior.	Orders have been issued in G.O. No. L.29281-82/M1.13-46-46 dated 21-12-1946.

13/1/47

8. Free grant of sites No.346 to 349 measuring in all 100' x 200' in Wilson Garden extension for the construction of a hostel building for the benefit of the students of Uluchukamme Brahmana Maha Sabha.	Orders issued in G.O. No. L.9456-58/ Ml.13-46-53 dated 6-1-47.
9. Estimate for Rs. 600/- for the maintenance works in the Wilson Garden Extension.	Orders issued in G.O. No. L.3954-/Ml.13-46-44 dated 31-12-46.
10. Soliciting sanction to the estimate for Rs. 3,540/- for laying underground sewers in the extension formed by Mr. Pushpanada Mudaliar in Mavalli sanctioned by the City Municipality.	Orders issued in G.O. No L.9899-01 /Ml.13-46-39 dated 11-1-47.
11. Soliciting sanction to the excess expenditure of Rs. 75/- and Rs. 22-8-0 over the sanctioned cost for purchase of articles of furniture.	Orders issued in G.O. No.L.9897-98/Ml.13-46-57 dated 11/1/47.
12. Proposals re: continuance of Mr B.V. Krishna Iyengar Road, Bangalore City, (Board's final proposals in the matter to be communicated to Government). (11-12-1946).	The file is received back with orders on 2-1-1947. The Board's final proposals have yet to be received. It is not clear why this is included in this list.
13. Proposals for the appointment of a Special Land Acquisition Officer exclusively for the Trust Board Acquisition works. (28-5-1946).	This file is linked with the file re· Industrial Suburb.

Revenue Secretary to Government.

13/1/47

H Ramanuja Iyengar
OFFICE ASSISTANT
CITY IMPROVEMENT TRUST BOARD

47

BANGALORE

Dated 5th March 1947

2329

Dear Sir,

As requested over the Phone just now, I am desired to request you to kindly send per bearer Mr K V Venkataramanan, Head Clerk of this office, all the papers connected with the formation of the Industrial Suburb forming as enclosures to G O No L 11863-9/M1 111-46-2 dated 27-2-47 as only a few plans and the list of lands for the second stage have been received from you The report of Dr Keenigsberger with regard to the first and second stages with the lists of lands and estimate of cost are specially required for reference urgently

All these may kindly be sent immediately

Yours sincerely,

G RAMACHANDRA RAO, ESQ , B A ,
Assistant Secretary, L S G Branch,
Bangalore.

Report of the Commissioner
re. Steps Steps taken
Watercourses
Act
s. 347

S C H E M E S.

Sl. No.	Subject.	No. and date on which the proposals were sent.	Stage at which the question stands.	Remarks.
	INDUSTRIAL SUBURBS.			
1. (a)	Modified proposals for the formation of the second stage at a cost of Rs.19,15,000/-.	No.1942/45 D/ 28-5-'46.	Pending orders of Government.	First stage of the scheme sanctioned by Government in their order of 26th April 1945 at a cost of Rs.22,42,000/-. Notification for acquisition of lands published in the official Gazettes dated 4th July 1946 and 2 1st August 1946.
(b)	Proposals for providing sites for the location of Kirloskar Motor Co , and for the shifting of the Mysore Soap Factory.	No.289-90 D/- 3-8-'46.	- do -	
(c)	Proposals for the acquisition of an additional extent of 75 acres 31 guntas in Yeshwantpur and Jagakabande Kaval for the Industrial Suburb.	No.897/46. D/-29-9-'46.	- do -	
(d)	Proposals for the Appointment of a Special Land Acquisition Officer exclusively for the Trust Board acquisition works.	No.1942/45 D/-28-5-'46	- do -	

A note has been put up for the orders of the Dewan. (Flag "D" in the main file) See marginal note in Memo for Flag D ARM 22/1

SCHEMES - RESIDENTIAL EXTENSIONS SUBMITTED TO GOVERNMENT.

Proposals of Kankanpalya Extension - Block A - (within the Municipal	No.1613/46 D/-4-12-'46.	Pending for orders of Government. To be expedited ARM	Received back after perusal by the Minister for Education and Public Health on 24-12-'46. A

SCHEMES – RESIDENTIAL EXTENSIONS SUBMITTED TO GOVERNMENT

Proposals of Kankanpalya Extension – Block A (within the Municipal limits)	No.1613/46 D/-4-12-'46	of Government. To be expedited ABH	the Minister for Education and Public Health on 24-12-'46 and letter under issue to the Chairman City Improvement Trust Board, Bangalore, calling for revised proposals omitting the green belt. ~~The draft is under submission to the Chairman.~~
2. Proposals of Kankanpalya Extension – Block B. (Outside Municipal limits)	No 200/46-47 ~~D/-2-1-46.~~ 25 7 1946	1. Orders have been issued to the Deputy Commissioner, Bangalore, for the acquisition of lands proposed under S 17 of the Land Acquisition Act.	A reminder was issued to the Deputy Commissioner, Bangalore Dt., on 11th January 1947 for the submission of declaration Statements of lands to be acquired
		2 Orders have been received on 13-12-'46 requesting to send up the revised lay out plan for the whole area in view of the Chief Engineer's opinion that the green belt is ~~xxxx~~ unnecessary.	Revised proposals have yet to be received from the Trust Board. expedite – this is a simple question of re-arrangement of area ABH
3. Proposals of Kankanpalya Extension – Second Unit of 2,020 sites. (3596/13 11 46)	No.1315/45-46. D/-12-11-46	Pending orders of Government.	The file has been perused by the Minister for Education & Public Health in the first instance Revised proposals are being called for as in the case of the first item The Chief Engineer for Roads and Buildings has been consulted. Draft, ~~submitted~~ to the Chairman, City Improvement Trust Board, ~~6th Jany 1947~~ has been submitted on 6 1 1947
~~xx~~		calling for revised proposals from	
4. Schemes ~~x~~for the formation of residential extension in Kumara Park West. (3628/14 11 46)	No 1326/46-47. D/-2 13-11-46	– do – Has this been received? If not urgent reminder please ABH 22/1	The Deputy Commissioner, B'lore District, has been requested to send up the declaration statements under Section 17 of the Land Acquisition Act for the acquisition of the lands required for the purpose on 3rd January 1947 The opinion of the Chief Engineer for Roads & Buildings has also been called for unofficially. (Continued) on the proposals

13/1/47

118

(5).	Construction of tenemental quarters in Kumara Park West.	No.848/46-47. D/-19-9-46. No.1745/46/7 D/-20-12-46.	1. Sanctioned in G.O No.L.5400-5502 D/-5th Novr.'1946. 2. Tenders received for the work has been submitted to Government.	The file is referred unofficially to the Chief Engineer for Roads and Buildings on 4th Jany '47 for scrutiny of the tenders received in this behalf. This has been since received back. Further information is called from the Chairman of the Trust Board.

I have noted on another file that these works may be divided & given to two contractors. The Minister (Edn & P.H) will examine this. I should like to see the file after examination — notes Ahl

RESIDENTIAL EXTENSION SCHEME UNDER DIFFERENT STAGES OF PROGRESS

1.	Residential Extension behind Ramarksihna Mutt.	Resolved at the latest meeting held on 19th December 1946 that a revised lay out plan be prepared leaving five acres for the further development of the Ashram.	
2.	Gavipur Extension otherwise called Basavangudi South.	Scheme is under preparation.	These have not yet been received in the Secretariat
3.	Malleswaram West.	- do -	
4.	Lay out between the Visweswarapuram Extension and Cantonment and to the south of the Sampige Tank as far as the Hosur Road.	- do -	
5.	Vyalikaval Extension Scheme.	- do -	

SLUM CLEARANCE.

1.	Scheme for the Improvement of Dobspet Upparahalli area.	No.136'/46 D/14-11-46	Pending orders of Government.	orders have been passed in this Ahl — This has been submitted to the Minister for Education and Public Health on 4th Decr.'46.
2.	Scheme for the re-modelling of the old City of Sultanpet.		Scheme is under consideration of the Board pending further spot inspec-	

MISCELLANEOUS SCHEMES.

Proposals for the transfer of schemes relating to Sidney Circle - Vaccine Institute to the Trust Board along with the other schemes ordered to be taken up in G O.No.L.4017/Ml.10-44-26 dated 10th Novr.1944. (J595/13 11 46)	No.1310 D/-12th Novr.'46	Pending orders of Government.	This is a scheme originally entrusted to the Bangalore City Municipal Council The opinion of the Bangalore City Municipal Council has been called for and its receipt is awaited. (Vide letter No.L.7875 dated 28th Novr.'46.)
Scheme for the construction of under bridge at Seshadripuram level crossing. ~~(J595/13 11 46)~~		Municipal Commissioner has been asked to intimate the Board the proportionate cost of Municipal quota for the work.	Not received in the Secretaria+
Scheme relating to the Storm Water Drain from Sankey Reservoir - Poona line.	No 675 D/-5-9-'46.	Pending with the Director of Public Health.	

SECRETARY TO GOVERNMENT,
Revenue Department.

13/1/47

L. 11863-9/mL 111-4 6 - 2 (50)

PROCEEDINGS OF THE GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE.

27/2/47

R E A D

Government Order No L 10656-64/11. 190-43-3 dated 26th April 1945 sanctioning the first stage of the Scheme for the formation of an Industrial Suburb to the West of Bangalore City, at an estimated cost of Rs.22,42,000/-

2 Letter No 1945/45-46 dated 28th May 1946 from the Chairman, City Improvement Trust Board, Bangalore requesting orders of Government on the marginally noted Resolutions passed by the City Improvement Trust Board at its meetings held on 13th March 1946 and 30th March 1946, regarding the first and the modified second stage of the Industrial Suburb Scheme and the shifting of the present Bamboo Bazaar and Timber Yard to the Industrial Suburb area

Resolution dated 13th March 1946

"Resolved that the acquisition of lands for both the Northern and Southern portions of the Industrial Suburb be notified and taken up simultaneously in order to provide sites for every type of industry and that Government requested to appoint a Special Land Acquisition Officer exclusively for the purpose"

"Resolved that the new Bamboo Bazaar and Timber yard be located to the north of the Mysore Bangalore Railway line and on both sides of the new road to be formed from the New Railway goods yard on the Nagadi Road to the Sirsi Circle on the Mysore Road"

Resolution dated 30th March 1946

"Resolved that the modified estimate at a cost of Rs.19,15,000/- for the second stage of the Industrial Suburb be prepared and submitted to Government for sanction"

ORDER NO.

BANGALORE DATED THE FEBRUARY 1947

In the Government Order dated 26th April 1945, read above, sanction was accorded to the first stage of the scheme for the formation of an Industrial Suburb to the

West

West of Bangalore City, at an estimated cost of Rs 22,42,000/- Acquisition proceedings in respect of the lands have been ordered to be taken under Section 17 of the Land Acquisition Act

2 It is reported that about 406 acres of land have already been acquired for the first stage and that action is being taken to take possession of these lands by the Trust Board

3 It is stated that most of the applicants for sites in the Industrial Suburb area have asked for allotment of sites in the Southern portion of the Industrial Suburb, where the ground is at a lower level and much more even than in the northern portion and that the Trust Board has, at its meetings held on 13th March 1946 and 30th March 1946, resolved that the first and the modified second stage of the scheme be taken up simultaneously, with a view to meet the demand for sites for new industries

4 It is further stated that about 50 acres of land would be required for locating the small industries which are now Established within the City Municipal limits and that the sites proposed to be formed in the first stage of the scheme would not be suitable for the installation of heavy machinery and equipment and that water cannot also be tapped easily in this area

5 Subsequently, the Trust Board has, at its meeting held on 19th August 1946, resolved that 4000 sites may be formed in the first stage area Earmarked for the Scheme for

residential

residential purposes This will be quite near to the second stage of the Industrial Suburb area and when Factories are started there, it would be possible to house in this area, the labourers employed therein

6 After a careful consideration of the recommendations of the Trust Board, Government are pleased to accord general sanction to the following proposals -

(1)Formation of the "Northern Zone" of the Industrial Suburb, by acquiring about 230 acres of land in the Yeswanthapur and Kethamaranahalli villages and to allot sites therein for locating the Soap Factory, Kirloskar's Factory and similar other concerns, requiring the use of Railway sidings

(2)Modified second stage of the Industrial Suburb Scheme involving the acquisition of 577 acres and 38 guntas of land and estimated to cost about Rs 19,15,000/- as recommended by the Board for locating the Bamboo Bazaar, Timber Yard, and big and small industries, pending submission of detailed estimates for these schemes

(3)To modify the Government Order dated 26th April 1945 read above by substituting in place of the First Stage of the Industrial Suburb, a residential extension consisting of 4000 sites This extension is also intended to provide for housing the labourers working in industrial establishments.

7 The Deputy Commissioner, Bangalore District is requested to take immediate

action

action for the acquisition of the lands referred to in (1) and (2) supra after ascertaining the correct details of survey numbers, khatedars and the extent to be acquired in each survey number The declaration statements in this behalf may be submitted to Government under Section 17 of the Land Acquisition Act Government further direct that the following industries may be allotted sites in the Industrial Suburb area, after the acquisition proceedings are completed -

(1)Mysore Govt Soap Factory	20 acres
(2)Messrs Kirloskar Coy	20 acres

Applications for sites to locate industries from persons whose lands were acquired for the industrial suburb area should receive special consideration

8 The Chairman, City Improvement Trust Board is requested to submit proposals in regard to the conditions to be laid down for the disposal of sites for industrial purposes or otherwise in different localities of the Industrial Suburb areas

9.Orders regarding the employment of a separate Land Acquisition Officer for the Trust Board, to acquire the lands on behalf of Government will be issued separately

10 Government further direct that the Industrial Suburb area should be limited on the Mysore Road to the end of the Railway Chord line and where the Kirmec and other Factories are located and that the construction of Factories

beyond

beyond this limit should not be permitted With a view to preventing other buildings coming up in the area, and to have effective control over this area, the area between the Lagadi Road and Mysore Road and a little beyond the Mysore Road should also be acquired and kept reserved A map showing the entire area with clearly defined boundaries should be prepared without delay and two copies thereof submitted to Government for record A notification defining the boundaries will issue separately

11 The Chairman, City Improvement Trust Board and the Deputy Commissioner, Bangalore District are requested to take steps to give effect to these orders with the utmost expedition

24/2/47

Secretary to Government,
Revenue Department

The Chairman, City Improvement Trust Board, Bangalore
The Deputy Commissioner, Bangalore District
The Chief Engineer for Roads and Buildings
The Chief Engineer for Irrigation
The Municipal Commissioner, Bangalore City through the President.
The Director of Industries and Commerce in y
The Comptroller to Government

Press table

TKD/1

order to be printed & 100 spare copies made available

24/2/

S.O.

GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

GENERAL AND REVENUE DEPARTMENTS

G O No L 11863 9—Ml 111 46 2, dated 27th February 1947

First and Second Stages of the Industrial Suburb Scheme Bangalore

Issues instructions regarding the execution of the —— by the City Improvement Trust Board, Bangalore

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READ—

Government Order No L 10656 64—Ml 190 43 3 dated 26th April 1945 sanctioning the first stage of the scheme for the formation of an Industrial Suburb to the west of Bangalore City at an estimated cost of Rs 22 42 000

2 Letter No 1945—45 46 dated 28th May 1946 from the Chairman City Improvement Trust Board Bangalore requesting orders of Government on the undermentioned Resolutions passed by the City Improvement Trust Board at its meetings held on 13th March 1946 and 30th March 1946 regarding the first and the modified second stage of the Industrial Suburb Scheme and the shifting of the present Bamboo Bazaar and Timber Yard to the Industrial Suburb area

Resolution dated 13th March 1946

Resolved that the acquisition of lands for both the Northern and Southern portions of the Industrial Suburb be notified and taken up simultaneously in order to provide site for every type of Industry and that Government requested to appoint a Special Land Acquisition Officer exclusively for the purpose

Resolved the new Bamboo Bazaar and Timber Yard be located to the north of the Mysore Bangalore Railway line and on both sides of the new road to be formed from the new Railway goods yard and on the Magadi Road to the Sir I Circle on the Mysore Road

Resolution dated 30th March 1946

Resolved that the modified estimate at a cost of Rs 19 15 000 for the second stage of the Industrial Suburb be prepared and submitted to Government for sanction

ORDER No L 11863 9—ML 111 46 2, DATED BANGALORE, THE 27TH FEBRUARY 1947

In the Governmeut Order dated 26th April 1945, read above, sanction was accorded to the first stage of the scheme for the formation of an Industrial Suburb to the west of Bangalore City, at an estimated cost of Rs 22 42,000 Acquisition proceedings in respect of the lands have been ordered to be taken under Section 17 of the Land Acquisition Act

2 It is reported that about 406 acres of land have already been acquired for the first stage and that action is being taken to take possession of these lands by the Trust Board

3 It is stated that most of the applicants for sites in the Industrial Suburb area have asked for allotment of sites in the southern portion of the Industrial Suburb, where the ground is at a lower level and much more even than in the northern portion and that the Trust Board has, at its meetings held on 13th March 1946, and 30th March 1946 resolved that the first and the modified second stage of the scheme be taken up simultaneously, with a view to meet the demand for sites for new industries

It is further stated that about 50 acres of land would be required for locating the small industries which are now established within the City Municipal limits and that the sites proposed to be formed in the first stage of the scheme would not be suitable for the installation of heavy machinery and equipment and that water cannot also be tapped easily in this area

No L 11863 9—ML 111 46 2, DATED 27TH FEBRUARY 1947

5 Subsequently, the Trust Board has, at its meeting held on 19th August 1946, resolved that 4 000 sites may be formed in the area earmarked for the first stage of the scheme for residential purposes This will be quite near to the second stage of the Industrial Suburb area and when Factories are started there, it would be possible to house in this area the labourers employed therein

6 After a careful consideration of the recommendations of the Trust Board, Government are pleased to accord general sanction to the following proposals —

(1) Formation of the "Northern Zone" of the Industrial Suburb, by acquiring about 230 acres of land in the Yeswanthapur and Kethamaranahalli villages and to allot sites therein for locating the Soap Factory, Kirloskar s Factory and similar other concerns, requiring the use of Railway sidings

(2) Modified second stage of the Industrial Suburb Scheme involving the acquisition of 577 acres and 38 guntas of land and estimated to cost about Rs 19,15,000 as recommended by the Board for locating the Bamboo Bazaar, Timber Yard, and big and small industries, pending submission of detailed estimates for these schemes

(3) To modify the Government Order dated 26th April 1945 read above by substituting in place of the First Stage of the Industrial Suburb, a residential extension consisting of 4,000 sites This extension is also intended to provide for housing the labourers working in industrial establishments

7 The Deputy Commissioner, Bangalore District, is requested to take immediate action for the acquisition of the lands referred to in (1) and (2) *supra* after ascertaining the correct details of survey numbers, khatedars and the extent to be acquired in each survey number The declaration statements in this behalf may be submitted to Government under Section 17 of the Land Acquisition Act Government further direct that the following industries may be allotted sites in the Industrial Suburb area, after the acquisition proceedings are completed —

(1) Mysore Government Soap Factory	20 acres
(2) Messrs Kirloskar Co	20 acres

Applications for sites to locate industries from persons whose lands were acquired for the Industrial Suburb area should receive special consideration.

8 The Chairman, City Improvement Trust Board, is requested to submit proposals in regard to the conditions to be laid down for the disposal of sites for industrial purposes or otherwise in different localities of the Industrial Suburb areas

9 Orders regarding the employment of a separate Land Acquisition Officer for the Trust Board, to acquire the lands on behalf of Government will be issued separately

10 Government further direct that the Industrial Suburb area should be limited on the Mysore Road to the end of the Railway Chord line and where the Airmec and other factories are located and that the construction of factories beyond this limit should not be permitted With a view to preventing other buildings coming up in the area, and to have effective control over this area, the area between the Magadi Road and Mysore Road and a little beyond the Mysore Road should also be acquired and kept reserved A map showing the entire area with clearly defined boundaries should be prepared without delay and two copies thereof submitted to Government for record A notification defining the boundaries will issue separately

11 The Chairman, City Improvement Trust Board, and the Deputy Commissioner, Bangalore District, are requested to take steps to give effect to these orders with the utmost expedition

J B MALLARADHYA,
Secretary to Government,
Revenue Department

To—The Chairman City Improvement Trust Board Bangalore
The Deputy Commissioner Bangalore District
The Chief Engineer for Roads and Buildings in Mysore
The Chief Engineer for Irrigation in Mysore
The Municipal Commissioner Bangalore City through the President
The Director of Industries and Commerce in Mysore
The Comptroller to Government of Mysore
PRESS TABLE

Extd—T S S

WD 3376—GPB—440—7-3-47

G R 6 App F VI—G 2]

SUBJECT

10 copies

Diary No of letter replied to

General and Revenue Secretariat

( )

the *194*

Date of issue 5/4/ 194

Signed by M G R Rao

-7

May this be—

(i) printed ?

(ii) treated as a Standing Order ?

(iii) published in the Gazette English Part ?

(iv) translated ?

(v) placed at the disposal of the Press ?

(iv) published in the Gazette Kannada Part ?

Section Ml

File No 111-46

Serial No 13

Proceedings of the Government of His Highness the Maharaja of Mysore

Read— yr no L 11 86 3-4 / Ml 111-46. dated 27-2-47, ~~from~~ issuing instructions regarding the execution of the First and Unaltered Second Stage of the Industrial Suburb Scheme Bangalore, by the City Improvement Trust Board Bangalore, and directing among ~~Order thereon—No~~ things) other that orders regarding the employment of a Separate Land Acquisition Officer for the Trust Board to acquire the lands on behalf of the Govt would be issued Separately

~~By order no~~ dt / 5/4/47

No L 3469-73

It is the intention of the

Speedy acquisition of the lands coming under the modified Industrial Suburban scheme to the West of Bangalore on behalf of the Government it is considered necessary to employ a separate Land acquisition Officer of the status of an Assistant Commissioner on the usual grade pay and allowances, is resolved by the Trust Board he will be attached to the office of the chairman, City & Suburban Trust Board, Bangalore

In the circumstances referred, Govt are pleased to sanction the creation of the post of a separate Land Acquisition Officer of the status of an Assistant Commr on the usual grade pay and allowances, for the work in City & Suburban Trust Board - Bangalore

3) XXX

3) The Responsible for his account with the net cost of the grants allotted to the Trust Board during the current year, from funds made in the future Budgets from time to time by the Board

XXX

List of Enclosures

Copied by

Examined by

1) The Chairman, C-S-T Board - Bglre
2) " Revenue Commr in Mysore
3) " Deputy Commr Bangalore Distt
4) " Commissioner of settlement & L
5) " Comptroller to Govt (Accounts

Yours faithfully
for the Revenue Secy

WD 04162—GPB—60 000—23-10-61

Copy to Confidential Branch
Copy to Revenue Branch